

# **Town of Carrboro**

*301 W. Main St., Carrboro, NC 27510*



## **Meeting Agenda - Final**

**Tuesday, June 6, 2023**

**7:00 PM**

**Council Chambers - Room 110**

**Town Council**

7:00-7:05**A. POETRY READING, RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS**7:05-7:10**B. ANNOUNCEMENT OF UPCOMING MEETINGS**7:10-7:40**C. PUBLIC COMMENT**7:40-7:45**D. CONSENT AGENDA**

1. [23-184](#) Request to Issue a Street Closing Permit for the *Festival Latinoamericano*.

**PURPOSE:** The purpose of this agenda item is to request that the Town Council consider adopting a resolution to issue a Street Closing Permit Application submitted by El Centro Hispano, Inc. for the temporary closing and usage of W. Weaver Street from N. Greensboro Street to Elm Street from 12:00 p.m to 6:00 p.m. on Saturday, August 27, 2023, for *Festival Latinoamericano*.

**Attachments:** [Attachment A - Community Event Pre-Application](#)  
[Attachment B - Street Closing Permit Application](#)  
[Attachment C - Festival Latinoamericano Diagram](#)  
[Attachment D - Resolution](#)

[Attachment E - Racial Equity Pocket Question Form - Latinoamericano Festival](#)

2. [23-129](#) A Request to Adopt a Resolution to Award a Service Sidearm to a Retiring Police Officer

**PURPOSE:** The purpose of this agenda item is to request that the Town Council adopt the attached resolution to award the service side arm to Lieutenant Willie Quick. Police Lieutenant Willie Quick will retire from the Town of Carrboro Police Department on July 1, 2023 after approximately 10 years of service with the Town and 30 years of total law enforcement service.

**Attachments:** [A- Resolution for Firearm Award](#)  
[B- RE Pocket Questions for Officer Firearm Retirement Option](#)

3. [23-165](#) Request to Award 2023 Street Resurfacing Contract

**PURPOSE:** The purpose of this agenda item is to request that the Town Council award the 2023 Resurfacing Project to Daniels Inc. of Garner.

**Attachments:** [Attachment A List of Locations](#)  
[Attachment B Summary of Bids](#)  
[Attachment C Pocket Questions](#)  
[Attachment D Resolution](#)

4. [23-139](#) Appointments to Affordable Housing Advisory Commission (AHAC)

**PURPOSE:** The purpose of this agenda item is to request that the Town Council make appointments to the Affordable Housing Advisory Commission (AHAC).

**Attachments:** [Attachment A- Resolution Making AHAC Appointments 6.6.23](#)  
[Attachment B- AHAC Applicants & Chair Forms 6.6.23 TC Mtg](#)  
[Attachment C- AHAC Info Matrix for 6.6.23 TC Mtg](#)  
[Attachment D- Racial Equity Pocket Questions- Adv Bd Appointments](#)

5. [23-177](#) Capital Project Ordinance for Chapel Hill High School Homestead Road Multiuse Path Project # U-4726DE Close-Out

**PURPOSE:** The purpose of this agenda item is to request that the Town Council consider approving additional funding to close-out the project with North Carolina Department of Transportation (NCDOT), North Carolina Department of Environmental Quality (NCDEQ), and the Federal Highway Administration (FHWA)

**Attachments:** [Attachment A Close-Out Items](#)  
[Attachment B Project Ordinance](#)  
[Attachment C Racial Equity Pocket Questions](#)

## E. PUBLIC HEARING

**7:45-8:30**

1. [23-181](#) Public Hearing on a Request for Voluntary Annexation of Property Contiguous to the Town Limits

**PURPOSE:** The purpose of this item is for the Town Council to receive public comment on a request for voluntary annexation of three properties, 820 and 904 Homestead Road and 310 Lucas Lane. An ordinance annexing these properties into the Town limits is provided for the Town Council's use.

**Attachments:** [A - Ordinance](#)  
[B - Petition](#)  
[C- Location Map](#)  
[D- Pocket Questions](#)

**8:30-8:45**

2. [23-182](#) Legislative Public Hearing on Proposed Conditional Rezoning at 820 and 904 Homestead Road and 310 Lucas Lane

**PURPOSE:** The Town has received a petition from Parker Louis, LLC, to rezone three properties at 820 and 904 Homestead Road, and 310 Lucas Lane from R-20 to R-3-CZ (Residential, 3000 square feet per dwelling unit, conditional) to allow for the subsequent submittal of an application to develop an Architecturally Integrated Subdivision (AIS) including single-family and multi-family residences. A draft ordinance has been prepared. The Town Council must receive public comments before acting on the draft ordinance.

**Attachments:** [A - Consistency Resolution-Homestead Rd Properties \(rev\).docx](#)  
[B - Draft Zoning Map Amendment 5-31-2023 \(3\).pdf](#)  
[C - Vicinity Map.pdf](#)  
[D - Staff Report 5.31.23.pdf](#)  
[E - 1 - Homestead Rezoning Petition.pdf](#)  
[E - 2 Draft Exhibit 2022-12-8 Homestead Subdivision 5-25-2023 base 2 - SUBDIVISION PLAN B2 \(1\).pdf](#)  
[E - 3 - Traffic letter.pdf](#)  
[E - 4 NIM Meeting Summary & Scanned Sign-in Sheet.pdf](#)  
[F - Certification Packet.pdf](#)  
[G - Comments Bundled.pdf](#)  
[H - Excerpts from ART-IX & ART XX.pdf](#)  
[I - Pocket Questions.docx](#)

**8:45-9:05**

3. [23-183](#) Legislative Public Hearing on Land Use Ordinance Text Amendment Relating to Complete Streets

**PURPOSE:** The purpose of this agenda item is for the Town Council to consider amending the Land Use Ordinance to establish a complete streets policy. A draft ordinance has been prepared. The Town Council must receive public comment before making a decision.

**Attachments:** [A - Consistency Resolution Complete Streets 06-06-2023.docx](#)  
[B - Draft Ordinance to Establish Complete Streets\(5\).pdf](#)  
[C - Annotated - 17 ART-XIV \(6-22-21\).pdf](#)  
[D - Complete Streets Staff Report 6.1.pdf](#)  
[E - Comments Bundled .pdf](#)  
[F - Racial Equity Pocket Questions.docx](#)

## F. OTHER MATTERS

### 9:05-9:35

1. [23-191](#) Town Manager's Recommended Budget for Fiscal Year 2023-24  
**PURPOSE:** The purpose of this agenda item is for the Town Manager to present the Recommended Budget for FY 2023-24.

**Attachments:** [A- Resolution](#)

### 9:35-9:45

## G. MATTERS BY COUNCIL MEMBERS

- H. **CLOSED SESSION 143-318.11 (A)(5)** To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.



## Agenda Item Abstract

**File Number: 23-184**

**Agenda Date:** 6/6/2023  
**In Control:** Town Council  
**Version:** 1

**File Type:** Agendas

Request to Issue a Street Closing Permit for the *Festival Latinoamericano*.

**PURPOSE:** The purpose of this agenda item is to request that the Town Council consider adopting a resolution to issue a Street Closing Permit Application submitted by El Centro Hispano, Inc. for the temporary closing and usage of W. Weaver Street from N. Greensboro Street to Elm Street from 12:00 p.m to 6:00 p.m. on Saturday, August 27, 2023, for *Festival Latinoamericano*.

**DEPARTMENT:** Public Works

**CONTACT INFORMATION:** Dillon Dispennette, Streets & Grounds Supervisor, 919-918-7434, [ddispennette@carrboronc.gov](mailto:ddispennette@carrboronc.gov) <<mailto:ddispennette@carrboronc.gov>>; Kristen Benoit, Assistant to Public Works Director, 919-918-7428, [kbenoit@carrboronc.gov](mailto:kbenoit@carrboronc.gov) <<mailto:kbenoit@carrboronc.gov>>

**COUNCIL DIRECTION:**

Race/Equity  Climate  Comprehensive Plan  Other

On April 24, 2018, Town Council approved revisions to Article III of Chapter 7 of the Town Code relating to regulation of street or other public events. The revised Town Code removed the requirement for a public hearing prior to approval of a street closing permit by the Town Council. Town Code requires:

Section 7-20 Staff Review - Upon receipt of the permit application, the administrator shall circulate it to the police chief, the fire chief, the public works director, and other appropriate persons, such as the Special Events Committee for their comment. The administrator may arrange to have a conference on the application with the applicant and one or more department heads.

Section 7-24: Street Closing in the Carrboro Town Code: “(a) If the administrator finds that the permit should be issued and that, to conduct the event, it is necessary to close a street or to reroute traffic, the Town Council may pass a resolution authorizing this to be done. No such resolution shall be passed affecting streets that are part of the street system without the approval of the State Department of Transportation.

(b) The resolution shall identify the street or portion thereof to be affected and shall indicate the date and time when the street or portion thereof is to be closed or traffic thereon is to be limited in some way. The resolution shall also direct the administrator to have appropriate traffic control devices installed to give notice of the temporary traffic controls.”

**INFORMATION:** El Centro Hispano, Inc. submitted a Street Closing Permit Application for the temporary closing and usage of West Weaver Street, from Elm Street to North Greensboro Street, on Saturday, August 27, 2023, from 12:00 p.m. to 6:00 p.m. to host the 8<sup>th</sup> *Festival Latinoamericano*. The Town’s Special Event Committee has reviewed the Town of Carrboro Community Event Pre-Application (See Attachment A - Community Event Pre-Application) and event organizers met with Town staff to discuss logistics and needs from the Town. See Attachment B - Street Closing Permit Application and Attachment C - *Festival Latinoamericano* Diagram.

*Festival Latinoamericano* is a free, family friendly event that “creates a cultural space where residents can discover, learn, and experience traditional and contemporary Latin American culture through music, entertainment, arts, and food.”

**FISCAL IMPACT:** Town of Carrboro Public Works and Police staff will help set up and maintain the required street closures. The applicant will be responsible for all the costs incurred by the Town to facilitate the event. The applicant has paid the Street Closing Permit Application fee.

**RECOMMENDATION:** The Town Manager recommends that the Town Council approve the attached resolution (Attachment D) issuing the street closing permit for the Festival Latinoamericano.

# Town of Carrboro Community Event Pre-Application

## Town of Carrboro Community Event Pre-Application

The Town of Carrboro recognizes the benefits and interest of having special events within the Carrboro Community. The purpose of this form is for citizens and local organizations and/or businesses to propose or inform the Town of Carrboro of intent to hold an event.

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

---

### EVENT ORGANIZER INFORMATION

---

Name of Organization: El Centro Hispano

---

Organization Type: Non-profit

---

Organization Website: [www.elcentronc.org](http://www.elcentronc.org)

---

(Section Break)

---

### ORGANIZATION PRIMARY CONTACT INFORMATION

---

First Name: Pilar

---

Last Name: Rocha-Goldberg

---

Email Address: [procha@elcentronc.org](mailto:procha@elcentronc.org)

---

Phone Number (XXX-XXX-XXXX): 919-672-5950

---

Address: 201 W Weaver Street

---

Address Line 2 (if applicable): *Field not completed.*

---

City: Carrboro

---

State: NC

---

Zip: 27510

---

(Section Break)

---

### EVENT INFORMATION

---

Name of Event: Festival Latinoamericano

---

Preferred Event Date: 08/27/2023

---

Alternative Event Dates (if primary date is not available): 08/20/2023

---

Set-up Start Time: 8:00

---

Event Start Time: 12:00

---

Event End Time: 6:00

---



Clean-up End Time: 8:00

---

Rain Date (if necessary): *Field not completed.*

---

Expected Attendance: 3000

---

(Section Break)

---

TYPE OF EVENT: Public Event on Public Property

---

Location (Public Property): Street Event (Public Street or Right-of-way)

---

Street(s) (please list all that apply): N Greensbotro - W Weaver - Elm St

---

(Section Break)

---

EVENT DETAILS                      Sale and/or Consumption of Alcohol, Sale and/or Consumption of Food, Sale of Craft or Goods, Street/Lane/Sidewalk Closures, Police/Public Safety/Security, Temporary Shelters/Tents/Staging/Other Structures, Town Staffing/Resources/Equipment (Please be advised that some events may require reimbursement for Town-related expenses.)

---

(Section Break)

---

#### EVENT DESCRIPTION

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

---

Please enter your event description in the box below:                      El Centro Hispano celebrates the Latin-American culture sharing with the Orange County food, music, art, crafts and any cultural expression from the region. We invite also organization that work in the area to celebrate with us.

---

EVENT DIAGRAM UPLOAD                      [Diagrama Festival Latinoamericano .xlsx](#)

---

#### QUESTIONS?

If there are questions regarding this form, please contact Dianah Alston-Sanders at the Recreation, Parks, & Cultural Resources Department at [dsanders@carrboronc.gov](mailto:dsanders@carrboronc.gov) or 919-918-7364.

---

Primary Contact Electronic Signature                      Pilar Rocha-Goldberg

---

STREET CLOSING PERMIT APPLICATION

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

EVENT: Festival Latinoamericano El Centro Hispano

EVENT SPONSOR: El Centro Hispano, Inc.

IS THE SPONSOR A:  NON-PROFIT  FOR PROFIT  OTHER: \_\_\_\_\_

ANY OTHER INFORMATION ABOUT SPONSOR OR EVENT: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EVENT COORDINATOR INFO:

NAME: Sor Angela Hoyos

ADDRESS: 201 West Weaver Street, 27510

TELEPHONE NUMBER: 919-945-0132



PROPOSED DATE AND TIME PERIOD PROPOSED FOR CLOSING:

DATE: 08/27/2023 Time Period: From: Noon

RAIN DATE: N/A To: 6:00 pm



APPROXIMATE NUMBER OF PERSONS EXPECTED TO ATTEND THE EVENT: 2,500

ARE ANY SPECIFIC SERVICES REQUESTED OF THE TOWN? YES  NO

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

If YES, specify

Security and Traffic Control

ATTACH A SKETCH SHOWING:

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

OTHER INFORMATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

INSURANCE INFORMATION: General liability for \$1,000,000

**NOTIFICATION OF CENTRAL COMMUNICATIONS (911):**

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

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

**NOTIFICATION OF THE PUBLIC:**

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

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

**NOTIFICATION OF ABUTTING PROPERTY OWNERS:**

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

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

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

- names of all property owners notified
- copy of the notification
- method used to notify these property owners (mail or hand delivery)

**CLEAN-UP TIME TABLE:**                    6:30 to 7:30

**FEES:**                    **\$ 85.00 application fee plus 100% of the cost of the Public Hearing advertisement**  
Application fee must accompany the submittal of this application

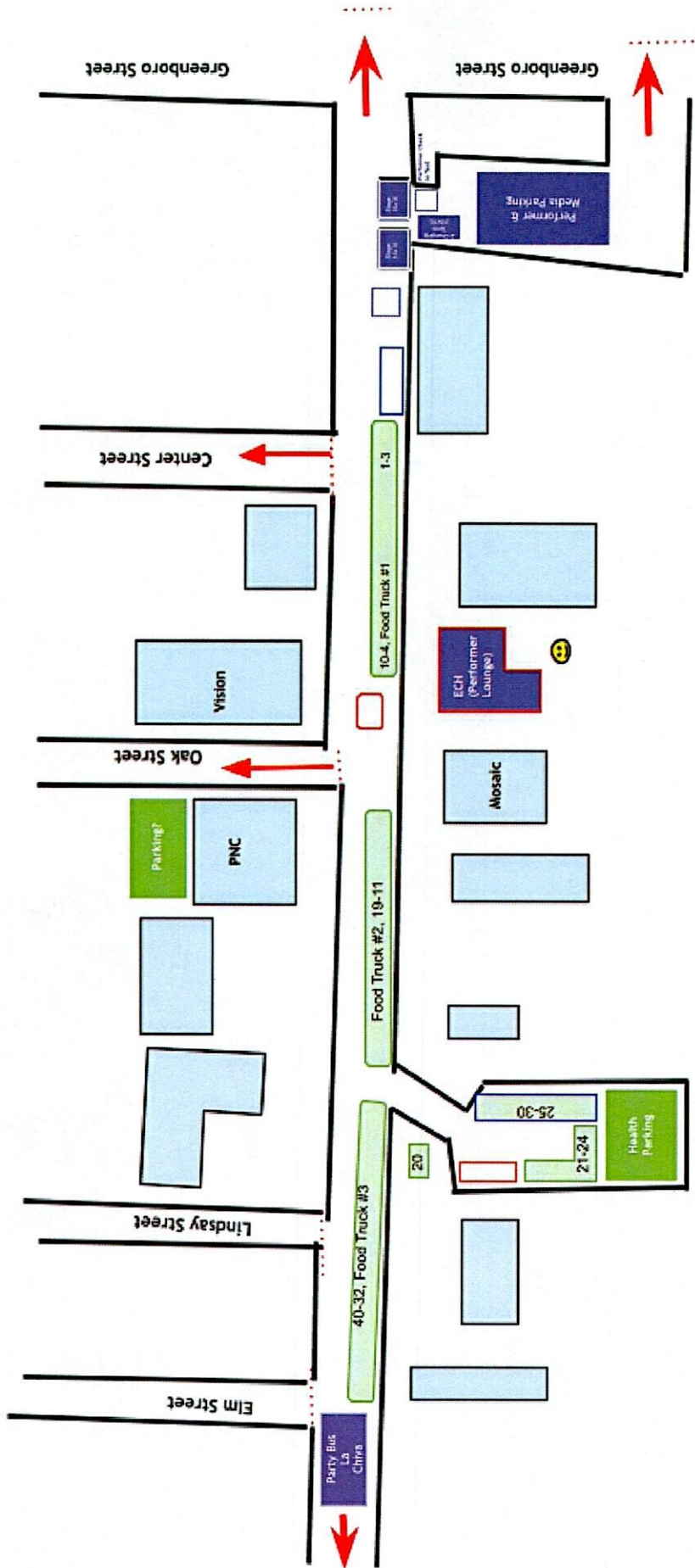


**Event / Street Closing Checklist:**

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

**RECEIVED**  
MAY 24 2023  
BY: .....

**PAID**  
MAY 24 2023



	Vendors		Sponsors/VIP		Restrooms		Barriers might need to be erected
	ECH		Stage/Performers Area				

MISCELLANEOUS PAYMENT RECPT#: 81341  
TOWN OF CARRBORO  
CITY HALL  
301 West Main Street  
CARRBORO, NC 27510

DATE: 05/24/23            TIME: 09:51:13  
CLERK: cedwards           DEPT:  
CUSTOMER#:

COMMENT:

CHG: 433500 MISCELLANEOUS            85.00

REVENUE:

1 5600            438505            85.00

STREET CLOSING

REF1:                                    REF2:

CASH:

01            115130            85.00

BBTGENRL

AMOUNT PAID:                            85.00

PAID BY:                                EL CENTRO HISPANO, I

PAYMENT METH: CHECK  
0011612

REFERENCE:

AMT TENDERED:                            85.00

AMT APPLIED:                             85.00

CHANGE:                                    .00

N

El Centro Hispano

G

Tent and/or  
Food Truck

Tent and/or Food  
Truck

Tent and/or  
Food Truck

Tent and/or  
Food Truck

Tent and/or  
Food Truck

Tent and/or  
Food Truck

r

M  
a  
i  
n

S  
t  
a  
g  
e

e

n

s

b

o

r

o

West Weaver Street

S

Oak Ave

Lindsay St

t

r

e

e

t

P  
a  
r  
t  
y  
  
B  
u  
s

E  
l  
m  
  
S  
t  
r  
e  
e  
t



## *Resolution*

**A RESOLUTION AUTHORIZING THE TEMPORARY CLOSING OF THE FOLLOWING STREETS TO ACCOMMODATE THE *FESTIVAL LATINOAMERICANO***

NOW, THEREFORE, BE IT RESOLVED by the Carrboro Town Council that:

Section 1. A portion of West Weaver Street, from Elm Street to North Greensboro Street, on Saturday, August 27, 2023, from 12:00 p.m. to 6:00 p.m. to host the 8<sup>th</sup> *Festival Latinoamericano*. This event is to be held in accordance with the permit issued by the Town Council pursuant to Article III of Chapter 7 of the Town Code.

Section 2. The Town shall supply the appropriate traffic control devices to give notice of the temporary traffic controls.

Section 3. No person may operate any vehicle contrary to the traffic control devices installed in accordance with Section 2 of this resolution.

Section 4. The Event Coordinator will be responsible for notifying Central Communications when the street is closed and when it is reopened to vehicular traffic.

Section 5. Applicant shall post signs at the intersections of Elm Street and West Weaver Street and North Greensboro Street and West Weaver Street, 5-7 days before the event, to notify the public about the of the upcoming event.

Section 6. Applicant will be responsible for all costs incurred by the Town to facilitate this event. Applicant will be sent an itemized bill for the final costs incurred by each Department staffing the event.

Section 7. This resolution shall become effective upon adoption.

This the 6<sup>th</sup> day of June 2023.

**Attachment E**  
**Racial Equity Pocket Question Form**  
*Festival Latinoamericano*

1. What are the racial impacts?

The *Festival Latinoamericano* is a free family-friendly event that provides an opportunity for community members to “learn and experience traditional and contemporary Latin American culture through music, entertainment, arts and food.” In addition, the event provides an opportunity for BIPOC/marginalized community members to learn about available resources in Carrboro and surrounding areas.

The event provides an opportunity for the Latin Community to feel welcome, included, and heard.

2. Who is or will this experience burden?

The *Festival Latinoamericano* may burden:

- Community members with language barriers.
- Community members with disabilities that are unable to access the event.
- Community members not aware the event occurs annually.
- Shift workers and people who have limited time, transportation choices and may have difficulty finding time to attending the event.
- Event organizers and partners due to time and costs involved in organizing and holding the event.
- Town staff due to time involved planning and holding the event.

3. Who is or will this experience benefit?

The *Festival Latinoamericano* will benefit community members who do not have any of the burdens listed above and are able to fully participate in event. The event is intended to benefit community members from Carrboro-Chapel Hill and surrounding areas and create a “cultural space where residents can discover, learn and experience traditional and contemporary Latin American culture through music, entertainment, arts and food.”

El Centro Hispano (ECH) is an established 501c3 grassroots community-based organization “dedicated to strengthening the Latino community and improving the quality of life of Latino residents”. Their mission is to “strengthen the community, build bridges, and advocate for equity and inclusion.”

El Centro Hispano, Inc. invites other organizations to participate in the event. This may give other BIPOC business and organizations and opportunity to engage with the community.

4. What are the root causes of inequity?

Structural racism in government decisions, as well as residents’ personal experiences, can alienate those that may find it difficult to attend events such as like working individuals and families and contribute to a reticence by historically marginalized people to participate in Town-sponsored events.

Economic disparities from historic racism, including education, job opportunities, lending policies, among others can contribute to disproportionate representation in shift or similar work schedules, which

**Attachment E**  
**Racial Equity Pocket Question Form**  
*Festival Latinoamericano*

can lead to disparities between white and BIPOC residents and other community members in taking part in Town sponsored events.

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

Unintended consequences of the program may include:

- Some community members may have negative perception of the event.
- Due to lived experiences, members of historically marginalized communities may be uncomfortable interacting in some community events.



## Agenda Item Abstract

**File Number:** 23-129

---

**Agenda Date:** 6/6/2023  
**In Control:** Town Council  
**Version:** 1

**File Type:** Agendas

---

**TITLE:**

A Request to Adopt a Resolution to Award a Service Sidearm to a Retiring Police Officer

**PURPOSE:** The purpose of this agenda item is to request that the Town Council adopt the attached resolution to award the service side arm to Lieutenant Willie Quick. Police Lieutenant Willie Quick will retire from the Town of Carrboro Police Department on July 1, 2023 after approximately 10 years of service with the Town and 30 years of total law enforcement service.

**DEPARTMENT:** Police

**CONTACT INFORMATION:** Chief Chris Atack, 919-918-7407

**INFORMATION:** As a certified law enforcement officer within the State of North Carolina, Lieutenant Quick has the right under NCGS 20-187.2 to request to purchase his on-duty handgun from the Town. He has made such a request. The Police Department would like to award Lieutenant Quick his service sidearm to recognize his dedication to duty and his service to the Town of Carrboro. The Town Council has traditionally awarded service sidearms to retiring officers free of charge.

**FISCAL & STAFF IMPACT:** The value of the handgun is \$250.

**RECOMMENDATION:** The Town Manager recommends that the Town Council award Lieutenant Quick his service side arm at no cost.

**ATTACHMENT A**

**A RESOLUTION AWARDING A SERVICE SIDE ARM TO RETIRING POLICE  
OFFICER  
Draft Resolution No.**

**WHEREAS**, Police Lieutenant Willie Quick is retiring from the Town of Carrboro Police Department on July 1, 2023, after approximately thirty years of total service; and

**WHEREAS**, Lieutenant Quick has demonstrated his dedication to duty and to the citizens of the Town of Carrboro; and

**WHEREAS**, North Carolina General Statute 20-187.2 allows the governing body of a law enforcement agency to award to a retiring member, upon request, the service side arm of the retiring member;

**NOW, THEREFORE, BE IT RESOLVED** by the Carrboro Town Council that the Council members adopt this resolution awarding the service side arm to Lieutenant Willie Quick.

This is the 6th day of June 2023.

## Racial Equity Pocket Questions

### **What are the racial impacts?**

This is a tradition for sworn members of the police department who are retiring. There are no known racial impacts as all retiring officers qualify for this benefit. Retiring officers may opt to receive, or not receive, their duty sidearm if they wish.

### **Who is or will experience burden?**

No one will experience a burden as this is a traditional retirement benefit option for officers.

### **Who is or will experience benefit?**

Sworn employees with the police department who retire from the police department will experience benefit.

### **What are the root causes of inequity?**

Officers who do not retire from the police department do not qualify for this benefit.

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

There may be concerns about a firearm being in the community, but the person receiving it has been trained and demonstrated safe handling and storage as part of their official responsibilities.



## Agenda Item Abstract

**File Number: 23-165**

**Agenda Date:** 6/6/2023  
**In Control:** Town Council  
**Version:** 1

**File Type:** Agendas

Request to Award 2023 Street Resurfacing Contract

**PURPOSE:** The purpose of this agenda item is to request that the Town Council award the 2023 Resurfacing Project to Daniels Inc. of Garner.

**DEPARTMENT:** Public Works, Finance

**CONTACT INFORMATION:** Ben Schmadeke, Capital Projects Manager, 919-918-7424; Max Randall, Engineer I, 919-918-7436; Arche McAdoo, Finance Director, 919-918-7439

**COUNCIL DIRECTION:**

Race/Equity  Climate  Comprehensive Plan  Other

This work corresponds with Carrboro Connects Chapter 10: Public Services & Communication (Public Works 1A) - Administer contracts for bi-annual street resurfacing, sidewalk improvements, and pavement markings based on maintenance needs identified in the Pavement Condition Survey and Sidewalk and Curb Ramp Condition Survey.

Annual maintenance and resurfacing of Town roads are necessary to prevent asphalt pavement failure and to maintain safe infrastructure. In addition to street resurfacing, this project will include resurfacing of the Frances Shetley Bikeway and patching on the Libba Cotten Bikeway. The complete list of locations can be found in Attachment A.

**INFORMATION:** The Town of Carrboro receives annual State Powell Bill funds for roadway maintenance. In 2022, Public Works hired LaBella Associates to conduct a Town-wide street condition assessment. Utilizing the results of this assessment, Public Works developed a project manual and bid package for street resurfacing and patching. According to the assessment, the weighted average Pavement Condition Rating (PCR) of the streets selected for resurfacing is 73.7, compared to an overall average PCR of 88.9 for the Town’s entire street system. This bid package was advertised on March 26, 2023 and a public bid opening was held on April 19, 2023. The results of this bid opening can be found in Attachment B: Summary of Bids.

Bids received by the Town exceeded the current Powell Bill reserves held by the Town. The discrepancy between the estimated project cost and the bids received is due to increases in asphalt costs and a lack of an accurate cost estimate for the microsurfacing bid item. Microsurfacing is a treatment for sealing cracks and restoring a smooth surface to pavement recommended by LaBella. Public Works developed the cost estimate for this bid item using recent costs provided by the City of Durham. As this specialized treatment is relatively new and not widely practiced, and the quantity included in this project was relatively small, costs for this bid item came in higher than anticipated. As a result, Public Works removed microsurfacing from the project along

with a portion of resurfacing on BPW Club Road, this work, including microsurfacing of Libba Cotten Bikeway will be deferred to next year's resurfacing. Repairs immediately affecting usability of streets and multi-use paths were prioritized (including resurfacing the Francis Shetley Bikeway and patching the Libba Cotten Bikeway) and remain in the project.

Staff have taken steps to reach minority and women-owned business enterprises (MWBE) by advertising the bid opportunity on the North Carolina Historically Underutilized Business (HUB) website and *The Triangle Tribune* newspaper. Bidders were required to make good faith efforts to include MWBE subcontractor participation and to provide documentation of outreach and participation. MWBE subcontractor participation can be found in Attachment B: Summary of bids. Daniels Inc. of Garner estimated their MWBE subcontractor participation at 11.4%, additionally they completed the MWBE Good Faith Effort Questionnaire.

The Racial Equity Pocket Questionnaire has been completed for this agenda item and can be found in Attachment C.

**FISCAL IMPACT:** The fiscal impact for the resurfacing project will be \$250,285.45 to be funded out of Powell Bill revenues.

**RECOMMENDATION:** The Town Manager recommends that the Town Council approve the attached resolution, awarding the contract to Daniels Inc. of Garner, the lowest responsive, responsible bidder.



Resurfacing

Name	Block	Length (LF)	Width (LF)	Additions (SF)	Area (SY)	Repair Type	Map No.
<b>Streets</b>							
MANOR RIDGE	WILLOW OAK TO CUL-DE-SAC	1472	22	5700	4232	2 in. Plant Mix Resurfacing	1
GATERIDGE	MANOR RIDGE TO CUL-DE-SAC	181	20	5700	1036	2 in. Plant Mix Resurfacing	1
MISTY PINES	MANOR RIDGE TO CUL-DE-SAC	196	20	5700	1069	2 in. Plant Mix Resurfacing	1
MORGAN HILL	MANOR RIDGE TO RIVER CREEK	238	22		582	2 in. Plant Mix Resurfacing	1
MORGAN HILL	RIVER CREEK TO CUL-DE-SAC	155	0	5700	633	2 in. Plant Mix Resurfacing	1
RIVER CREEK	MORGAN HILL TO CUL-DE-SAC	147	20	5700	960	2 in. Plant Mix Resurfacing	1
<del>BPW CLUB</del>	<del>SMITH LEVEL TO SECOND BUS STOP</del>	<del>445</del>	<del>40</del>		<del>1978</del>	<del>2 in. Plant Mix Resurfacing</del>	<del>1</del>
<del>COBBLESTONE</del>	<del>PATHWAY TO ROCKGARDEN</del>	<del>1009</del>	<del>22</del>		<del>2467</del>	<del>Microsurfacing</del>	<del>2</del>
<b>Bike Paths</b>							
FRANCES SHETLEY	SHELTON TO N GREENSBORO	1285	12		1713	2 in. Plant Mix Resurfacing	5
<del>LIBBA COTTEN</del>	<del>MERRITT MILL TO TRAIN TRACKS</del>	<del>780</del>	<del>13</del>		<del>1127</del>	<del>Microsurfacing</del>	<del>5</del>

Deferred to next resurfacing project due to budget constraints

Patching

**Note:** All patches to be 4 in. mill with 2 in. base and 2 in. surface course unless otherwise specified by the Town. Patches have been marked in the field with white paint.

Name	Address	Area (SY)	Map No.
<b>Streets</b>			
BERRYHILL	406	67	3
BERRYHILL	AT ROSE WALK	14	3
NEVILLE	AT ALABAMA	62	3
NEVILLE	AT DAVIE	25	3
BERT	AT DAVIE	45	3
COBBLESTONE	103	16	2
COBBLESTONE	109	32	2
INVERNESS	8412	19	4
ROBERSON	AT MAIN ST MUNICIPAL LOT	18	5
<b>Bike Paths</b>			
LIBBA COTTEN	~STA 3+51 (from east end)	12	5
LIBBA COTTEN	~STA 7+24 (from east end)	7	5

## 2023 Town of Carrboro Street Resurfacing

**Bid Opening: April 19, 2023**

### Summary of Bids

Bidder	Bid Amount	All Forms Completed Including WMBE Outreach and Participation Forms	Participation Amount and HUB Type*
Daniels Inc. of Garner	\$426,629.00	Yes	11.4% W
Turner Asphalt	\$577,689.27	Yes	10% W
Triangle Grading & Paving	\$665,392.00	Yes	5.98% B

**\*Hub Status Abbreviation:**

B = Black, HA = Hispanic, AA = Asian American, AI = American Indian, W = Female, D = Disabled

**Attachment C**  
**Racial Equity Pocket Question Form**

**1. What are the racial impacts?**

Street and bike path projects have a significant impact on quality of life, and execution of resurfacing projects can exacerbate or alleviate existing racial inequities depending on how they are approached. By prioritizing historically underserved areas in town with significant BIPOC populations, the Town may help in diminishing the transportation barriers experienced by community members in these areas.

**2. Who is or will this experience burden?**

The 2023 Street and Bike Path Resurfacing project may burden community residents due to parking restrictions or noise and temporary traffic delays and/or detours. Town Staff may be burdened due to time involved in managing the project.

**3. Who is or will this experience benefit?**

The 2023 Street and Bike Path Resurfacing Project includes 1.25 miles of resurfacing along with spot repairs around town to improve usability and preempt more expensive repairs down the line. This project will benefit those who reside on and/or utilize the streets and/or bike paths. Investments in street and bike path repair are critical to maintaining safe streets and bike paths. Included in the project are improvements to intersections at Neville Dr @ Alabama Ave, Neville Dr @ Davie Rd, and Bert St @ Davie Rd – all of which are in a historically underserved and racially diverse area of Carrboro.

**4. What are the root causes of inequity?**

Root causes of inequality can include “historical racial segregation, governmental policies, a stagnating minimum wage, outsourcing, globalization, changes in technology, and the waning power of labor unions.” (Johnson, 2022)

Neighborhoods and streets in need of improvements may be associated with characteristics like “distressed” or “unsafe”. BIPOC communities and/or neighborhoods have also been mixed with these descriptions, which threatens their ability to attract investment. Communities of color have historically fared poorly in decisions relating to transportation improvements. Dedicated funding sources are used to enhance predominately white neighborhoods while communities of color remain without basic infrastructure and safe streets.

**5. What might be the unintended consequences of this action or strategy?**

Unintended consequences of the project may include temporary disruptions to services or access in affected areas of Town. Repaired roads may result in higher vehicle speeds which may impact safety. Noise and other disturbances from construction activities may temporarily affect individuals’ daily routines, work schedules or quality of life.

A RESOLUTION FOR AWARDING THE CONTRACT FOR THE 2023 STREET  
RESURFACING PROJECT

WHEREAS, the Town has advertised and received three (3) bids for the 2023 Street Resurfacing project; and,

WHEREAS, bidding and advertising were performed in compliance with state and federal requirements including steps taken to reach Historically Underutilized Businesses (HUBs); and,

WHEREAS, staff have identified Daniels Inc. of Garner as the lowest cost, responsive and responsible bidder and recommend that they be awarded the contract;

NOW, THEREFORE, BE IT RESOLVED that the Carrboro Town Council authorizes the Town Manager to award Daniels Inc. of Garner the contract for the 2023 Street Resurfacing Improvement Project in the amount of \$250,285.45.

This the 6th day of June in 2023.



## Agenda Item Abstract

File Number: 23-139

---

**Agenda Date:** 6/6/2023  
**In Control:** Town Council  
**Version:** 1

**File Type:** Agendas

---

Appointments to Affordable Housing Advisory Commission (AHAC)

**PURPOSE:** The purpose of this agenda item is to request that the Town Council make appointments to the Affordable Housing Advisory Commission (AHAC).

**DEPARTMENT:** Town Clerk

**CONTACT INFORMATION:** Wesley Barker, Town Clerk, [wbarker@carrboronc.gov](mailto:wbarker@carrboronc.gov) <<mailto:wbarker@carrboronc.gov>>, 919-918-7309; Anne-Marie Vanaman, Interim Housing and Community Services Director, [amvanaman@carrboronc.gov](mailto:amvanaman@carrboronc.gov) <<mailto:amvanaman@carrboronc.gov>>, 919-918-7321.

**COUNCIL DIRECTION:**

Race/Equity  Climate  Comprehensive Plan  Other

The Town Council follows the Advisory Board Recruitment and Appointment Policy which was adopted on 11-21-2017. Text amendments to this policy were approved by the Town Council on 12-1-2020 and 4-13-2021, respectively, to the section entitled "Composition" which related to expanding the racial and ethnic diversity on advisory boards and commissions. It should be noted that the Advisory Board Recruitment and Appointment Policy has been evaluated using the Racial Equity Lens tool and feedback has been provided from the Racial Equity Commission. The pocket questions are included in Attachment D. Council will be reviewing this completed Racial Equity Lens, as well as additional advisory board related materials, after the summer break.

**INFORMATION:** The Affordable Housing Advisory Commission (AHAC) consists of seven members comprised of five residents of the Town of Carrboro; one resident of the Town's ETJ or the Town; and one member who need not be a resident of the Town, but who must possess special expertise related to affordable housing.

The AHAC currently has two vacant seats available for appointment, with another member seat eligible for reappointment.

Applications were received from Muhsin Omar and Rahat Sajwani, and they have both attended a meeting and/or met with the chair. The chair has submitted a recommendation chair form for these two applicants to be appointed stating both applicants would add diversity to the AHAC membership.

Additionally, current AHAC member Lindsay Griffin's first term is eligible for reappointment. Ms. Griffin has indicated interest in being reappointed to another term. The chair has submitted the chair form recommending Ms. Griffin be reappointed.

Applications and chair forms for Muhsin Omar, Rahat Sajwani and Lindsay Griffin are included as Attachment B.

A matrix is included as Attachment C.

Racial equity pocket questions are included as Attachment D.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** The Town Clerk recommends that Town Council review and consider appointing applicants Muhsin Omar, Rahat Sajwani to the AHAC, and reappointing Lindsay Griffin to a second term to the AHAC. A resolution for appointments is included as Attachment A.

**A RESOLUTION MAKING APPOINTMENTS TO THE  
AFFORDABLE HOUSING ADVISORY COMMISSION (AHAC)**

Section 1 The Carrboro Town Council hereby appoints the following applicant(s) to Affordable Housing Advisory Commission (AHAC):

<b>Appointee</b>	<b>Term Expiration</b>
Lindsay Griffin (re-appointment)	02/2026
Muhsin Omar	02/2026
Rahat Sajwani	02/2026

Section 2. This resolution shall become effective upon adoption.

This the 6th day of June 2023.

# Print

## Advisory Board Application - Submission #6019

Date Submitted: 11/17/2021

First Name\*

Muhsin

Last Name\*

Omar

Date\*

11/17/2021

Select today's date

Address1\*

112 Nc Highway 54 Apt G7

Address2

City\*

Carrboro

State

NC

Zip\*

27510-1572

Is this address located within the corporate limits of the Town of Carrboro?\*

Yes

Please select Yes or No.

Is this address located within the Town's ETJ, Planning Jurisdiction, or Northern Transition Area?\*

Unsure

Telephone (111)-111-1111\*

9199234400

Please enter your primary contact phone number.

Email Address\*

muhsinmr280@gmail.com

Enter your primary email address.

The demographic information provided below is of interest because your elected officials want the Town's advisory boards to reflect the diversity of the Town. Diversity of the applicant pool is a priority of the Board.

What Year Were You Born?\*

1984

Race\*

African American

Please enter your race.

Sex\*

Male

Please enter your sex.

Ethnicity\*

American

Occupation\*

Cashier

Please enter your occupation.

Are you a registered Orange County Voter?\*

Yes

Please answer Yes or No

Length of Residence in Orange County\*

24 years

How long have you been a resident of Orange County?

Length of Residence in the Town of Carrboro\*

8 years

How long have you been a resident of the Town of Carrboro?



I wish to be considered for appointment to the following committee/board(s) (Select no more than two (2)):

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Affordable Housing Advisory Commission | <input type="checkbox"/> Greenways Commission                        |
| <input type="checkbox"/> Appearance Commission/NPDC                        | <input type="checkbox"/> Northern Transition Area Advisory Committee |
| <input type="checkbox"/> Arts Committee                                    | <input type="checkbox"/> OWASA Board of Directors                    |
| <input type="checkbox"/> Board of Adjustment                               | <input type="checkbox"/> Planning Board                              |
| <input type="checkbox"/> Climate Action Team                               | <input type="checkbox"/> Racial Equity Commission                    |
| <input checked="" type="checkbox"/> Community Safety Task Force            | <input type="checkbox"/> Recreation and Parks Commission             |
| <input type="checkbox"/> Economic Sustainability Commission                | <input type="checkbox"/> Stormwater Advisory Commission              |
| <input type="checkbox"/> Environmental Advisory Board                      | <input type="checkbox"/> Tourism Development Authority*              |
| <input type="checkbox"/> Human Services Commission                         | <input type="checkbox"/> Transportation Advisory Board               |

Please note that membership is limited to one advisory board at a time. You shall not be considered for appointment to another board unless you resign before filing an application or you are in the last six months of your current term.

**Other (advisory board not listed):**

Please indicate by typing the advisory board that you are applying for.

**Advisory Board Preference\***

Please indicate your preference by typing your first choice. Please limit your selection above to two boards).

**\*\*Employer/Self Employed**

Please enter your employment information. This is a requirement for application for the Tourism Development Authority.

**Number of Years Employed**

Enter the number of years you have been employed at the organization listed to the left.

**\*\* Provide examples of how you are involved in the promotion of travel and tourism in the Town of Carrboro.**

\*\*Required only for the Tourism Development Authority Application.\*\*

**Community Activities/Organizational Memberships\***

Please enter the requested information.

**Relevant Experience:\***

**Reasons You Wish to be Appointed\***

I want to be appointed to help our community be better. I work at food lion and many of my coworkers have a hard time finding housing.

**We believe as a Town and as a Town Council that racial equity and diversity and inclusion are important. Please tell us your thoughts about this and why they are important not only in advisory board/commission work but also in all facets of local government and community work.\***

Diversity in my opinion is important because similar people cannot think of everything that another group or people can see. Everybody has their own perspective and it is important that a community serves everybody.

**Have you ever served on any Town of Carrboro Committee or Board?\***

**If yes, which one(s)?**

No

**Are you currently serving on a Town Board or Committee?\***

Yes

No

**If yes, are you applying for a third consecutive term?\***

Yes

No

**If yes, please describe how you meet one, or more, of the following exceptions noted below.**

After completing two full terms, a member must take off one year before applying for re-appointment to the same advisory board. However, a board member may apply to serve on another advisory board if he/she desires. The Board of Aldermen may make exceptions to this rule under the following circumstances: 1. To retain diversity on an advisory board; 2. A lack of applicants.

**Advisory Board Chair Report (Complete One Per Applicant)**

**Advisory Board Name:\***

**Chair Name\***

**Applicant First Name:\***

**Applicant Last Name:**

**1. Has the applicant previously served on this or another advisory board?\***

- Yes
- No

**2. If yes, how many total years have they served?**

This should be available on the application or by asking the applicant.

**3. Is the applicant already serving on this advisory board and seeking reappointment to their second, full term?**

- Yes (Skip to Last Question)
- No

**4. Is the applicant already serving on this advisory board and completed their two full terms?**

- Yes
- No

**5. Is the applicant applying for a special or expert seat on the advisory board?\***

- Yes
- No

**6. If yes, which seat?**

**7. Did the applicant attend an advisory board meeting?\***

- Yes
- No

**8. If applicant did not attend an advisory board meeting, did you contact them via phone or email?**

- Yes
- No

**9. Applicant has demonstrated a clear understanding of the time commitment, roles, and responsibilities of serving on the advisory board:**

- Yes
- No

**10. If no, briefly explain:**

**11. In addition to your comments above, please check other qualities that the applicant offers that would help the Advisory Board meet its goals for community representation. Please note that candidates who do not meet any of these qualities are still eligible for appointment. Please communicate any urgent needs and priorities for Advisory Board composition to your Town Council liaison.**

- Diversity
- Occupation, Experience, or Special Skills
- Other

**If other, please explain:**

# Print

## Advisory Board Application - Submission #6807

Date Submitted: 8/29/2022

First Name\*

Rahat

Last Name\*

Sajwani

Date\*

8/29/2022

Select today's date

Address1\*

108 Todd Street, Apt B

Address2

City\*

Carrboro

State

NC

Zip\*

27510

Is this address located within the corporate limits of the Town of Carrboro?\*

Yes

Please select Yes or No.

Is this address located within the Town's ETJ, Planning Jurisdiction, or Northern Transition Area?\*

Unsure

Telephone (111)-111-1111\*

7043157825

Please enter your primary contact phone number.

Email Address\*

rahat.sajwani@gmail.com

Enter your primary email address.

The demographic information provided below is of interest because your elected officials want the Town's advisory boards to reflect the diversity of the Town. Diversity of the applicant pool is a priority of the Board.

What Year Were You Born?\*

1995

Race\*

Asian

Please enter your race.

Sex\*

Female

Please enter your sex.

Ethnicity\*

Non-Hispanic

Occupation\*

Credit risk specialist

Please enter your occupation.

Are you a registered Orange County Voter?\*

Yes

Please answer Yes or No

Length of Residence in Orange County\*

1.5 year

How long have you been a resident of Orange County?

Length of Residence in the Town of Carrboro\*

1.5 year

How long have you been a resident of the Town of Carrboro?

I wish to be considered for appointment to the following committee/board(s) (Select no more than two (2)):

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Affordable Housing Advisory Commission | <input type="checkbox"/> Greenways Commission                        |
| <input type="checkbox"/> Appearance Commission/NPDC                        | <input type="checkbox"/> Northern Transition Area Advisory Committee |
| <input type="checkbox"/> Arts Committee                                    | <input type="checkbox"/> OWASA Board of Directors                    |
| <input type="checkbox"/> Board of Adjustment                               | <input type="checkbox"/> Planning Board                              |
| <input type="checkbox"/> Climate Action Team                               | <input type="checkbox"/> Racial Equity Commission                    |
| <input type="checkbox"/> Community Safety Task Force                       | <input type="checkbox"/> Recreation and Parks Commission             |
| <input type="checkbox"/> Economic Sustainability Commission                | <input type="checkbox"/> Stormwater Advisory Commission              |
| <input type="checkbox"/> Environmental Advisory Board                      | <input type="checkbox"/> Tourism Development Authority*              |
| <input type="checkbox"/> Human Services Commission                         | <input checked="" type="checkbox"/> Transportation Advisory Board    |

Please note that membership is limited to one advisory board at a time. You shall not be considered for appointment to another board unless you resign before filing an application or you are in the last six months of your current term.

**Advisory Board Preference\***

Affordable Housing Advisory Commission

Please indicate your preference by typing your first choice. Please limit your selection above to two boards).

**Other (advisory board not listed):**

Please indicate by typing the advisory board that you are applying for.

**\*\*Employer/Self Employed**

Federal Reserve Bank of Chicago

Please enter your employment information. This is a requirement for application for the Tourism Development Authority.

**Number of Years Employed**

4

Enter the number of years you have been employed at the organization listed to the left.

**\*\* Provide examples of how you are involved in the promotion of travel and tourism in the Town of Carrboro.**

N/A

\*\*Required only for the Tourism Development Authority Application.\*\*

**Community Activities/Organizational Memberships\***

I have been involved with educational and civic non-profit community organizations including Mikva Challenge, Step Up Women's Network, and Chicago Scholars for a number of years where I have served on advisory boards, as a mentor, a fundraiser, and more. Locally, I am involved with the Crohn's & Colitis Foundation - Triangle, the Democratic Socialists of America chapter of Chapel Hill - Carrboro (member of the Durham Housing Working Group and Tenant Organizing Working Group), O2 Fitness classes, NC Department of Health Injury and Violence Prevention community seminars, Triangle Health Economics Workshop (THEW) hosted by Duke University, and a number of student organizations at UNC (Latine Graduate and Professional Student Association, Biostatistics Student Association).

Please enter the requested information.

**Relevant Experience:\***

I have deep credit expertise, and specifically am passionate about the intersection of consumer financial protection/education and topics of commercial real estate. I recently completed my Masters of Arts in Public Policy Studies, and am excited about the opportunity to leverage my educational background and my work experience covering commercial real estate topics (including multifamily housing) in this role on the Advisory Board. I would love to share my expertise to create positive change for the community and learn from you all as well.

**Reasons You Wish to be Appointed\***

I have a longstanding interest, passion, and prior experience that would greatly benefit the important work of the Affordable Housing advisory council. Serving on the council would allow me to share my credit, financial protection, commercial real estate/industry knowledge, as well as my background having lived in many diverse cities that have their own struggles with affordable housing (including Chicago, Charlotte, Dayton, Stamford, CT, and Chennai, India). I am looking forward to the opportunity to meet others who are active in the community, and similarly passionate about affordable housing and accessible transportation in Carrboro. As someone who grew up in a large city with a robust and reliable public transportation system, I still do not drive and can provide a unique perspective to the Board on the challenges of living in Carrboro and the many inequities that still exist regarding public transportation. I'd love to give back to the community which I have quickly grown to love in my nearly 2 years as a Carrboro resident through Board service and appreciate your consideration.

**We believe as a Town and as a Town Council that racial equity and diversity and inclusion are important. Please tell us your thoughts about this and why they are important not only in advisory board/commission work but also in all facets of local government and community work.\***

I am very glad to hear that the Town and Town Council are centering equity, diversity, and inclusion in their work since oftentimes those who are the most marginalized in society, are often forgotten about in the policymaking process. I grew up in a single-parent household with a lower-middle-class upbringing and have faced numerous challenges due to my gender, racial, socioeconomic, and religious backgrounds. Because of my personal experiences, I am always thinking of those who aren't in the room where policy decisions are being made, speaking up for the interests of those marginalized in society, and look forward to bringing my diverse perspectives and passion to the Carrboro Advisory Board.

Have you ever served on any Town of Carrboro Committee or Board?\*

If yes, which one(s)?

Are you currently serving on a Town Board or Committee?\*

Yes

No

If yes, are you applying for a third consecutive term?\*

Yes

No

**If yes, please describe how you meet one, or more, of the following exceptions noted below.**

---

After completing two full terms, a member must take off one year before applying for re-appointment to the same advisory board. However, a board member may apply to serve on another advisory board if he/she desires. The Board of Aldermen may make exceptions to this rule under the following circumstances: 1. To retain diversity on an advisory board; 2. A lack of applicants.

**Advisory Board Chair Report (Complete One Per Applicant)**

**Advisory Board Name:\***

**Chair Name\***

**Applicant First Name:\***

**Applicant Last Name:**

**1. Has the applicant previously served on this or another advisory board?\***

- Yes
- No

**2. If yes, how many total years have they served?**

This should be available on the application or by asking the applicant.

**3. Is the applicant already serving on this advisory board and seeking reappointment to their second, full term?**

- Yes (Skip to Last Question)
- No

**4. Is the applicant already serving on this advisory board and completed their two full terms?**

- Yes
- No

**5. Is the applicant applying for a special or expert seat on the advisory board?\***

- Yes
- No

**6. If yes, which seat?**

**7. Did the applicant attend an advisory board meeting?\***

- Yes
- No

**8. If applicant did not attend an advisory board meeting, did you contact them via phone or email?**

- Yes
- No

**9. Applicant has demonstrated a clear understanding of the time commitment, roles, and responsibilities of serving on the advisory board:**

- Yes
- No

**10. If no, briefly explain:**

**11. In addition to your comments above, please check other qualities that the applicant offers that would help the Advisory Board meet its goals for community representation. Please note that candidates who do not meet any of these qualities are still eligible for appointment. Please communicate any urgent needs and priorities for Advisory Board composition to your Town Council liaison.**

- Diversity
- Occupation, Experience, or Special Skills
- Other

**If other, please explain:**



**Print****Advisory Board Application - Submission #5704**

Date Submitted: 6/30/2021

First Name\*

Lindsay

Last Name\*

Griffin

Date\*

6/30/2021

Select today's date

Address1\*

115 Barnes St

Address2

City\*

Carrboro

State

NC

Zip\*

27510

Is this address located within the corporate limits of the Town of Carrboro?\*

Yes

Please select Yes or No.

Is this address located within the Town's ETJ, Planning Jurisdiction, or Northern Transition Area?\*

Unsure

Telephone (111)-111-1111\*

9194511112

Please enter your primary contact phone number.

Email Address\*

lgriffin78@gmail.com

Enter your primary email address.

The demographic information provided below is of interest because your elected officials want the Town's advisory boards to reflect the diversity of the Town. Diversity of the applicant pool is a priority of the Board.

Current Age\*

3/12/1978

Race\*

White

Please enter your race.

Sex\*

Female

Please enter your sex.

Ethnicity\*

None

Occupation\*

Communications and Marketing Manager

Please enter your occupation.

Are you a registered Orange County Voter?\*

Yes

Please answer Yes or No

Length of Residence in Orange County\*

41 years

How long have you been a resident of Orange County?

Length of Residence in the Town of Carrboro\*

41 years

How long have you been a resident of the Town of Carrboro?

I wish to be considered for appointment to the following committee/board(s) (Select no more than two (2)):

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Affordable Housing Advisory Commission | <input type="checkbox"/> Greenways Commission                        |
| <input type="checkbox"/> Appearance Commission/NPDC                        | <input type="checkbox"/> Northern Transition Area Advisory Committee |
| <input type="checkbox"/> Arts Committee                                    | <input type="checkbox"/> OWASA Board of Directors                    |
| <input type="checkbox"/> Board of Adjustment                               | <input type="checkbox"/> Planning Board                              |
| <input type="checkbox"/> Climate Action Team                               | <input type="checkbox"/> Racial Equity Commission                    |
| <input type="checkbox"/> Community Safety Task Force                       | <input type="checkbox"/> Recreation and Parks Commission             |
| <input type="checkbox"/> Economic Sustainability Commission                | <input type="checkbox"/> Stormwater Advisory Commission              |
| <input type="checkbox"/> Environmental Advisory Board                      | <input type="checkbox"/> Tourism Development Authority*              |
| <input type="checkbox"/> Human Services Commission                         | <input type="checkbox"/> Transportation Advisory Board               |

Please note that membership is limited to one advisory board at a time. You shall not be considered for appointment to another board unless you resign before filing an application or you are in the last six months of your current term.

**Other (advisory board not listed):**

Please indicate by typing the advisory board that you are applying for.

**Advisory Board Preference\***

Please indicate your preference by typing your first choice. Please limit your selection above to two boards).

**\*\*Employer/Self Employed**

Please enter your employment information. This is a requirement for application for the Tourism Development Authority.

**Number of Years Employed**

Enter the number of years you have been employed at the organization listed to the left.

**\*\* Provide examples of how you are involved in the promotion of travel and tourism in the Town of Carrboro.**

\*\*Required only for the Tourism Development Authority Application.\*\*

**Community Activities/Organizational Memberships\***

Currently, I am not part of any organized community activity. Raising two children and working full time has been a primary focus of the last 15 years for me but I would very much like to get more involved now that the children are older and more self-sufficient. Most recently I have participated in PTA activities through my children's school and work annually on a Habitat Women Build in the Greensboro area (location focus due to work)

Please enter the requested information.

**Relevant Experience:\***

I don't necessarily have relevant experience in terms of organized community work but I've always done collaborative work for small business owners who typically are employing local people in a wage sector that can now barely afford to live here, myself included. My experience is needing affordable housing and barely finding it. Gasping for air when I see the skyrocketing housing prices in the mill town I raised in where as a kid I was considered from "the wrong side of the tracks". My experience of watching this area become increasingly unlivable for low and moderate wage earners due to the increase in housing costs. My experience is living in one of the last "affordable" neighborhoods where you now you can't buy a house for under \$300k or rent a 1 bedroom apartment for less than \$900...My experience may be purely anecdotal, but it's coming from a perspective of closeness to the population that I think this commission is aimed at serving and a perspective focused on keeping our community from boiling down to a sanctuary for the wealthy.

**Reasons You Wish to be Appointed\***

As a lifelong resident, I have seen firsthand the transition of this area from one that people of varying economic means could find decent, reliable, and affordable housing to one that is pushing out the diversity of individuals that makes Carrboro a desirable place to live, simply due to a lack of affordable housing. I would very much like to work to help find meaningful solutions to our affordability problems before it's simply too late. As available footprint space for building decreases, we have to figure out how to create a path for developers to see an incentive to build affordable housing and for taxpayers to see the benefit of contributing to sustainable affordable housing. I am really fortunate that I was able to buy a house many years ago before it became unaffordable, but I can never move, which is fine because I love my neighborhood, but if I didn't already own my home I could not afford to buy a home in Carrboro and most likely I couldn't afford to rent one either. I'd really like the opportunity to work on the solutions to the issue of affordability.

**We believe as a Town and as a Town Council that racial equity and diversity and inclusion are important. Please tell us your thoughts about this and why they are important not only in advisory board/commission work but also in all facets of local government and community work.\***

I am really proud to be from and live in a town that continually puts racial equity and diversity and inclusion at the forefront of its processes. As members of this community, we are not a monolith. We are a human assemblage of varying races & cultures, ethnicities, and religions, sexual orientation, and gender identities - all with unique backgrounds, life experiences, and perspectives. Encouraging inclusion, racial equity, and diversity help community voices to speak out & to contribute, and engage in processes that might otherwise feel cut off to particular populations. In order for local government to effectively serve all of its population with fairness and attention to varying needs, the diversity of the community needs to be represented in its boards, commissions, and community work so that all voices can be heard and considered.

**Have you ever served on any Town of Carrboro Committee or Board?\***

**If yes, which one(s)?**

---

No

**Are you currently serving on a Town Board or Committee?\***

- Yes
- No

**If yes, are you applying for a third consecutive term?\***

- Yes
- No

**If yes, please describe how you meet one, or more, of the following exceptions noted below.**

---

After completing two full terms, a member must take off one year before applying for re-appointment to the same advisory board. However, a board member may apply to serve on another advisory board if he/she desires. The Board of Aldermen may make exceptions to this rule under the following circumstances: 1. To retain diversity on an advisory board; 2. A lack of applicants.

**Advisory Board Chair Report (Complete One Per Applicant)**

---

**Advisory Board Name:\***

**Chair Name\***

**Applicant First Name:\***

**Applicant Last Name:**

**1. Has the applicant previously served on this or another advisory board?\***

- Yes
- No

**2. If yes, how many total years have they served?**

This should be available on the application or by asking the applicant.

**3. Is the applicant already serving on this advisory board and seeking reappointment to their second, full term?**

- Yes (Skip to Last Question)
- No

**4. Is the applicant already serving on this advisory board and completed their two full terms?**

- Yes
- No

**5. Is the applicant applying for a special or expert seat on the advisory board?\***

- Yes
- No

**6. If yes, which seat?**

**7. Did the applicant attend an advisory board meeting?\***

- Yes
- No

**8. If applicant did not attend an advisory board meeting, did you contact them via phone or email?**

- Yes
- No

**9. Applicant has demonstrated a clear understanding of the time commitment, roles, and responsibilities of serving on the advisory board:**

- Yes
- No

**10. If no, briefly explain:**

**11. In addition to your comments above, please check other qualities that the applicant offers that would help the Advisory Board meet its goals for community representation. Please note that candidates who do not meet any of these qualities are still eligible for appointment. Please communicate any urgent needs and priorities for Advisory Board composition to your Town Council liaison.**

- Diversity
- Occupation, Experience, or Special Skills
- Other

**If other, please explain:**

## Membership Information Matrix Affordable Housing Advisory Commission (AHAC)

First Name	Last Name	Seat Designation	Race (as noted by applicant)	Ethnicity (if noted by applicant)	Sex	Address	City, St, Zip	YOB	Occupation/Expertise Content	Most Recent Appointed Date
<b>CURRENT MEMBERS</b>										
Amy	Singleton	In-Town	Caucasian	Not indicated	F	1215 Hillsborough Rd.	Chapel Hill, NC 27516	1968	Administrator	3/16/2021
Lindsay	Griffin*	In-Town	White	Not indicated	F	115 Barnes St.	Carrboro, NC 27510	1976	Communications & Marketing Mgr.	10/12/2021
Betty	Curry	In-Town	Black	Not indicated	F	501 Jones Ferry Rd., T1	Carrboro, NC 27510	1960	Bookseller	9/20/2022
Heather	Nash	In-Town	Indigenous	Not indicated	F	103 W. Main St.	Carrboro, NC 27510	1975	Student	3/16/2021
Bobby	Funk	Special Expertise	White	Not indicated	M	1713 Pathway Dr.	Carrboro, NC 27510	1985	Affordable Housing Developer	10/12/2021
<b>VACANT</b>										
		In-Town								
		ETJ or In-Town								
<b>*eligible for reappointment</b>										
<b>APPLICANTS</b>										
Rahat	Sajwani		Asian	Non-Hispanic	Female	108 Todd St., Apt B	Carrboro, NC 27510	1995	Credit Risk Specialist	
Muhsin	Omar		African American	Not indicated	Male	112 NC Hwy 54, Apt G7	Carrboro, Nc 27510	1984	Cashier	

## **RACIAL EQUITY POCKET QUESTIONS**

### **Advisory Board Appointments**

*Following the Advisory Board Recruitment and Appointment Policy*

#### **What are the racial impacts?**

- There continues to be a need for more diverse representation on advisory board and commissions, as well as interest. Some members of the community may not be able to participate on these boards and commissions due to limitations on transportation, lack of childcare and the affordability of each. Further, some members may not have adequate access to internet or equipment, which can cause them to miss out on announcements, recruitment efforts and participation in virtual meetings. Some community members may have jobs that cause them to work outside of “normal” business hours, which would prohibit them from attending meetings. Further, there may be a historical mistrust of government or fear of not being heard by others, which limit interest in applications to advisory boards and commissions by people of color and lower-incomes households.

#### **Who is or will experience burden?**

- Lower-income households and people of color are burdened by possibly not being able to participate on advisory boards and commissions due to limitations on child-care, transportation, internet access and job demands. Additionally, if these groups have a distrust of government or historical experience of not being heard, they will not choose to participate or even apply for advisory boards or commissions, when they could in fact be an exceptional asset to a board or commission and be the voice representing their particular demographic, which may not be as well represented.

#### **Who is or will experience benefit?**

- Lower-income households and people of color would benefit by the ideas of new initiatives to bolster participation which could include stipends for childcare/transportation, stronger community outreach and education about the important roles advisory board and commission members play in town recommendations & decisions. It further signifies the important need for all voices to have a seat at the table which in turn benefits all town citizens and the work of the boards and commissions.
- Further, if more equitable solutions aren’t present, those who do not have issues with childcare, transportation, highspeed internet, or who live in more affluent, “plugged-in” areas of town, are able to continue serving on boards and having a voice at the table much easier, thus possibly benefiting more on initiatives and recommendations to the governing board, because there would be less diversity and equity at the table of these boards & commissions, and further isolating those other important areas and voices of the community.

#### **What are the root causes of inequity?**

- Recruitment efforts in the past have relied on advertising (hanging posters, social media, etc.), and word of mouth to groups of people that may align with only a certain neighborhood(s) or demographic(s). These are mainstream, accepted practices in most communities that have been the same for many years. This has been unintentional. Further, up until the advisory board recruitment and appointment policy was created by the Town, there was less direction on the recruitment processes for advisory boards. The adoption and amendments to the advisory board recruitment and appointment policy over the past few years have worked to address historical inequities and making sure diverse applicant pools are being brought to Council.

## **RACIAL EQUITY POCKET QUESTIONS**

### **Advisory Board Appointments**

*Following the Advisory Board Recruitment and Appointment Policy*

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

- By considering new initiatives to possibly offer incentives to advisory board members, and for recruitment efforts, a distrust of government or missing educational component may still exist within some communities and may keep qualified citizens from applying to these boards and commissions.



## Agenda Item Abstract

**File Number: 23-177**

---

**Agenda Date:** 6/6/2023  
**In Control:** Town Council  
**Version:** 1

**File Type:** Agendas

---

Capital Project Ordinance for Chapel Hill High School Homestead Road Multiuse Path Project # U-4726DE  
Close-Out

**PURPOSE:** The purpose of this agenda item is to request that the Town Council consider approving additional funding to close-out the project with North Carolina Department of Transportation (NCDOT), North Carolina Department of Environmental Quality (NCDEQ), and the Federal Highway Administration (FHWA)

**DEPARTMENT:** Planning, Zoning, and Inspections; Finance; Public Works

**CONTACT INFORMATION:** Tina Moon, Planning Administrator, 919-918-7325; Arche McAdoo, Finance Director, 919-918-7439; Ben Schmadeke, Capital Projects Manager, 919-918-7424

**COUNCIL DIRECTION:**

Race/Equity  Climate  Comprehensive Plan  Other

Completion of this project will fulfill a long-standing goal of the Town to complete the Chapel Hill High School - Homestead Road multiuse path. The path has been in use since 2018, connecting the community with a safe route to school. The Town has committed to improving walkability and bikeability through adding greenways as detailed in the Comprehensive Plan.

**INFORMATION:** Allocating additional funding for this project will allow for all final outstanding issues related to greenway construction to be completed. Please see Attachment A for the complete list of items to be completed for project close out. This project was included as part of NCDOT's Locally Administered Transportation Improvement Projects with funding from the FHWA. Project close-out is administered by NCDOT. NCDOT administrative tasks are billable to the Town per an existing municipal agreement between the Town and NCDOT. The Town has been working closely with NCDOT to identify project requirements and reimbursable costs. A settlement with the contractor who performed the work on the project was completed in 2020 which released them of all close-out and warranty responsibilities.

**FISCAL IMPACT:** The financial impact of this project ordinance will be \$237,000 of assigned fund balance in the General Fund transferred to the Capital Projects Fund to undertake the required tasks to close-out the project.

**RECOMMENDATION:** The Town Manager recommends that the Town Council approve Attachment B, a project ordinance to appropriate funds for work necessary to close out the project administration by NCDOT as required by the Municipal Agreement.



## Chapel Hill High School - Homestead Rd Multi Use Path Project #U-4726DE Close-out Items

Issue / Close-out Item	Contract or Self-Perform	Estimated Completion Date	Estimated Cost	Notes
Wetland Reestablishment	Contract	Oct-23	\$ 37,000.00	The wetland included in the project was never established to the satisfaction of NCDEQ. Project permit requires inspection and acceptance by NCDEQ. Reestablishment includes but is not limited to - regrading embankments, replanting vegetation and placement of sod. Replanting to be performed early fall as in accordance with planting best practices.
Tree Planting	Self-Perform	Oct-23	\$ -	Two trees did not survive initial planting. Public Works will replace. Replanting to be performed early fall as in accordance with planting best practices.
Reapply Pavement Markings	Self-Perform	Aug-23	\$ -	Centerline thermoplastic stripe did not adhere to concrete section of path. Public Works to re-stripe using paint.
Bridge Wing Wall Drainage Deficiency	Contract	Aug-23	\$ 75,000.00	The bridge wing wall supports have water seeping through a cold joint in the concrete. An engineered solution has been developed to insert drainage outlets into the walls so long-term degradation does don't occur.
Retaining Wall End Caps	Self-Perform	Aug-23	\$ -	One of the segmental block retaining walls located within the project did not get installed with proper end caps. Reinforcement and capping necessary to prevent future erosion.
NCDOT Administrative Costs	n/a	Oct-23	\$ 125,000.00	Estimated at 10% of total project cost
		<b>Total Cost</b>	<b>\$ 237,000.00</b>	

**PROJECT ORDINANCE TO CLOSEOUT HOMESTEAD ROAD - CHAPEL HILL HIGH SCHOOL MULTI-USE PATH CAPITAL PROJECT**

WHEREAS, the Town of Carrboro has completed the construction of the Homestead Road - Chapel Hill High School Multi-Use Path (previously referred to as the Bolin Creek Greenway Phase 1-B); and,

WHEREAS, funding for this project was comprised of federal, state, and local funding; and,

WHEREAS, NCDOT via a Municipal Agreement oversaw the completion of the project; and,

WHEREAS, the Town must now complete certain tasks to closeout this project in accordance with NCDOT and NCDEQ standards; and,

WHEREAS, it is estimated that \$237,000 is needed to close-out the project in accordance with NCDOT standards.

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

1. Revenues not to exceed \$237,000 are appropriated for the purpose of closing out the Homestead Road - Chapel Hill High School Multi-Use Path Capital Project with the NCDOT.
2. The Town Manager is authorized to transfer up to \$237,000 from assigned fund balance in the General Fund to the Capital Projects Fund to undertake the required tasks to close this project with the NCDOT.
3. The above appropriation is authorized until all activity is completed.
4. Any funds not expended to close out the project with NCDOT shall be returned to the General Fund.
5. The Town Manager is authorized to enter into and execute contracts and agreements as necessary to complete the required tasks to close out this project with NCDOT.
6. 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.

**Attachment C**  
**Racial Equity Pocket Question Form**

**1. What are the racial impacts?**

The racial impacts include increased accessibility to schools and the greenway network. Completing these close-out items will finish this phase of the greenway and ensure a safe and long-lasting greenway for all users. The greenway provides connectivity to the Claremont neighborhood which includes low-income housing and Chapel Hill High School, Smith Middle School, and Seawell Elementary School. This multi-use path may help in diminishing the transportation barriers experienced by community members in these areas.

**2. Who is or will this experience burden?**

There will be a burden to all users of the multi-use path while the bridge repairs are being completed. Town Staff may be burdened due to time involved in managing the project.

**3. Who is or will this experience benefit?**

All multi-use path users will experience the benefit of these repairs and closing out of the this project.

**4. What are the root causes of inequity?**

Root causes of inequality can include “historical racial segregation, governmental policies, a stagnating minimum wage, outsourcing, globalization, changes in technology, and the waning power of labor unions.” (Johnson, 2022)

Communities of color have historically fared poorly in decisions relating to transportation improvements. Dedicated funding sources are used to enhance predominately white neighborhoods while communities of color remain without basic infrastructure and safe streets.

**5. What might be the unintended consequences of this action or strategy?**

Unintended consequences of the project may include temporary disruptions to access to the multi-use path. Noise and other disturbances from construction activities may temporarily affect individuals’ daily routines, work schedules or quality of life. There may be opportunity costs associated with funding these repairs instead of using the money to directly invest in racial equity measures.



## Agenda Item Abstract

**File Number: 23-181**

---

**Agenda Date:** 6/6/2023  
**In Control:** Town Council  
**Version:** 1

**File Type:** Agendas

---

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

**PURPOSE:** The purpose of this item is for the Town Council to receive public comment on a request for voluntary annexation of three properties, 820 and 904 Homestead Road and 310 Lucas Lane. An ordinance annexing these properties into the Town limits is provided for the Town Council's use.

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Trish McGuire, Planning Director, [pmcguire@carrboronc.gov](mailto:pmcguire@carrboronc.gov)  
<<mailto:pmcguire@carrboronc.gov>>, 919-918-7327

**COUNCIL DIRECTION:**

Race/Equity  Climate  Comprehensive Plan  Other

Voluntary annexation is controlled by provisions in 160A-29 through 160A-58.90 of the N.C. General Statutes  
Pocket questions related to this request will be included in *Attachment D*.

**INFORMATION:**

Petitions for the voluntary annexation of two 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) 820 Homestead Road PIN 9779 27 6844 (Parker Louis, LLC)
- 2) 904 Homestead Road PIN 9779 28 8116 (Parker Louis LLC)
- 3) 310 Lucas Lane PIN 9779 28 4165 (Parker Louis LLC)

The petition for annexation, which Town Clerk, Wesley Barker found to be complete and a map showing the properties is attached (*Attachments B and C*). The 9.7 -acre area to be annexed is contiguous to the Town's municipal boundary and currently does not contain any dwelling units. These properties are the focus of a conditional rezoning request under consideration by the Town Council. Thirty-four new lots for the same number of homes are proposed.

The public hearing is being held in reference to the Town Council's acceptance of the petition for annexation and adoption of a resolution setting the public hearing. Published notice of the hearing occurred on May 26, 2023.

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

**RECOMMENDATION:** The Town Manager recommends that the Town Council receive public comment on the requested annexation and the proposed rezoning and consider adopting the attached ordinance that annexes the 9.7-acre area (Orange County PINs 9779 27 6844, 9779 28 8116, and 9779 28 4165) located on the north side of Homestead Road (State Road 1777) just west

---

**Agenda Date:** 6/6/2023  
**In Control:** Town Council  
**Version:** 1

---

**File Type:** Agendas

of Claremont Drive (*Attachment A*).

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS  
OF THE TOWN OF CARRBORO, NORTH CAROLINA**

WHEREAS, the Carrboro Town Council has been petitioned under G.S. § 160A-31 to annex the area described below; and

WHEREAS, the Carrboro Town Council has directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Carrboro Town Hall at 7:00PM on June 6, 2023, after due notice by publication on May 26, 2023; and

WHEREAS, the Carrboro Town Council finds that the petition meets the requirements of G.S. § 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Carrboro, North Carolina that:

Section 1. By virtue of the authority granted by G.S. § 160A-31, the following territory is hereby annexed and made part of the Town of Carrboro as of June 6, 2023:

BEING ALL OF the 2.784 acre Lot 2A (PIN: 9779-27-6844), and that 4.319 acre Lot 2B (PIN: 9779-28-4165), as shown on the plat and survey entitled, "Minor Subdivision Lot 2-recombined, HOMESTEAD PARTERS, LLC," filed of record in Plat Book 125, Page 25, Orange County Registry, and all of that 2.811 acre Lot I-recombined (PIN: 9779-28-8116), as shown on the plat and survey entitled, "Exempt Recombination of Lots 1, 2, & 3 Homestead Partners, LLC", filed of record in Plat Book 120, Page 14, Orange County Registry.

Section 2. Upon and after June 6, 2023, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Carrboro and shall be entitled to the same privileges and benefits as other parts of the Town of Carrboro. Said territory shall be subject to municipal taxes according to G.S. § 160A-58.10.

Section 3. The Mayor of the Town of Carrboro 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 at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. § 163-288.1.

Section 4. Notice of adoption of this ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the Town of Carrboro.

Adopted this \_\_\_\_ day of June, 2023 by the Carrboro Town Council:

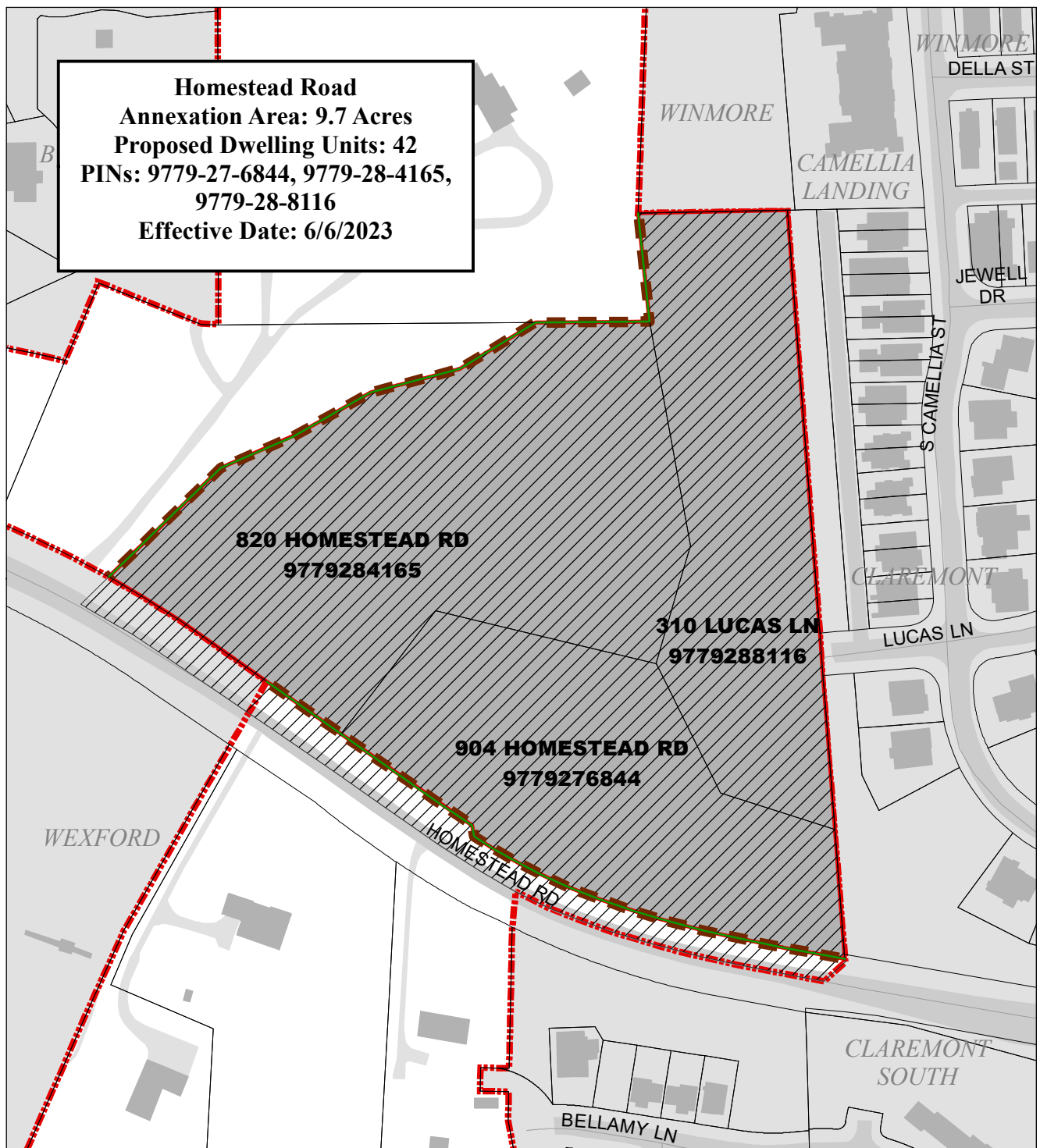
ATTEST:

\_\_\_\_\_  
Wesley Barker  
Town Clerk

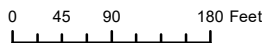
\_\_\_\_\_  
Damon Seils  
Mayor



**Homestead Road  
Annexation Area: 9.7 Acres  
Proposed Dwelling Units: 42  
PINs: 9779-27-6844, 9779-28-4165,  
9779-28-8116  
Effective Date: 6/6/2023**








TOWN OF CARRBORO  
301 W. Main St.  
Carrboro, NC 27510  
Printed May 23, 2023

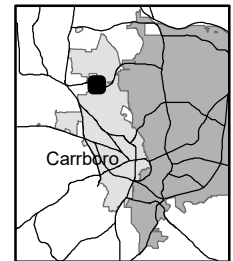


THIS MAP IS NOT A CERTIFIED SURVEY  
NO RELIANCE MAY BE PLACED IN ITS ACCURACY

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.

### Homestead Road: Proposed Annexation and Proposed R-3-CZ Rezoning

-  New City Limits Boundary
-  Rezone
-  Annexation Boundary
-  City Limits
-  Carrboro





## Racial Equity Pocket Questions - Public Hearing on Annexation of Property Contiguous to Town Limits

**What are the racial impacts?** Local government authority for annexation in North Carolina has been modified in recent years, significantly limiting likely annexations to voluntary, rather than involuntary annexation, with specific provisions pertaining to voluntary annexation by property owners in high poverty or distressed areas. The subject property is not in a high poverty or distressed area. There are currently no persons residing on the property that is the subject of a petition for voluntary annexation and a related petition to amend the zoning map for the same property. Decisions to annex property occurs after a public hearing is held, with notice provided via publication in a local newspaper. Research is needed to evaluate past annexation actions as intentionally exclusionary or having caused racially disparate outcomes.

**Who is or will experience burden?** Annexation itself can be seen as a burden, since it results in property owners having an additional tax responsibility, commensurate with the Town services made available. Incorporation into the Town limits may also increase development potential or result in increased escalation of property value. In all cases, only petitions for voluntary annexation can be considered, meaning the property owners have requested the action.

**Who is or will experience benefit?** Properties annexed into the Town limits receive Town services and are responsible for Town property taxes. Residents are eligible to vote in local elections, to run for office, and to participate fully as resident members of advisory boards and commissions. If a local fire district has provided fire service, the town compensate the local fire district with a prorated share of any debt that remains.

**What are the root causes of inequity?** Root causes of inequity related to governmental actions like annexation include overlooking the interests of historically Black communities/communities of color that may have been located on land considered to be of lower value/development potential or desirability and/or land where less desirable land uses – e.g. large industrial, large commercial or transportation with associated negative environmental impacts – have been allowed to develop; barriers to participation in planning processes and public hearings and decisions, such as access to meeting scheduling and content, lack of BIPOC representation amongst decision makers, and lack of transportation.

**What might be the unintended consequences of this action or strategy?** The location of a property might result in higher than normal cost of services and exceed the benefit to the rest of the community of the additional tax revenue.



Agenda Item Abstract

File Number: 23-182

Agenda Date: 6/6/2023
In Control: Town Council
Version: 1

File Type: Agendas

Legislative Public Hearing on Proposed Conditional Rezoning at 820 and 904 Homestead Road and 310 Lucas Lane

PURPOSE: The Town has received a petition from Parker Louis, LLC, to rezone three properties at 820 and 904 Homestead Road, and 310 Lucas Lane from R-20 to R-3-CZ (Residential, 3000 square feet per dwelling unit, conditional) to allow for the subsequent submittal of an application to develop an Architecturally Integrated Subdivision (AIS) including single-family and multi-family residences. A draft ordinance has been prepared. The Town Council must receive public comments before acting on the draft ordinance.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon, Planning Administrator, 919-918-7325, cmoon@carrboronc.gov; Patricia McGuire, Planning Director, 919-918-7327, pmcguire@carrboronc.gov; Nick Herman, Town Attorney, 919-929-3905, herman@broughlawfirm.com

COUNCIL DIRECTION:

Race/Equity Climate X Comprehensive Plan X Other

The Town Council must hold a legislative public hearing for the consideration of a zoning map amendment. The Town Council is required to adopt a statement of consistency as part of its decision.

INFORMATION: Adam and Omar Zinn owners of Parker Louis, LLC, have submitted a petition to rezone three contiguous parcels of land located along the north side of Homestead Road. The parcels contained a combined total of approximately 9.70 acres (422,532 square feet) of land.

The petition for rezoning seeks to amend the zoning map for the three parcels from R-20 (Residential, 20,000 square feet per dwelling unit) to R-3-CZ (Residential, 3,000 square feet per dwelling unit, Conditional) for the purpose of developing an Architecturally Integrated Subdivision (AIS) involving a combination of approximately 27 single-family and 15 multi-family homes. It is anticipated that the multi-family units would be duplexes or a combination of duplexes and triplexes.

The parcels are shown more specifically in the table below and in the attached vicinity map. (Attachment C).

Table with 5 columns: No., PIN, Existing Zoning, Proposed Zoning, Acres. Rows include 820 Homestead Road, 904 Homestead Road, 310 Lucas Lane Parcel 1, and a Total row.

Materials submitted by the applicants (*Attachments E-1 through E-4*) include the formal petition for change of zoning with answers to the four-part question seven addressing consistency with adopted plans, a short project narrative, an illustrative site plan as an exhibit to the rezoning, architectural renderings showing examples of the different building types, examples of raised boardwalks as an option for the proposed bike/ped facility along Homestead Road, and a statement regarding traffic. Documentation from the neighborhood information meeting is also provided.

A draft rezoning ordinance has been provided (*Attachment B*) and includes a list of draft conditions. It is anticipated that the conditions may be further refined during the public hearing process. The final list of conditions must be mutually agreed upon by the Town and the applicants. The Town Council must receive public comment before deciding on the rezoning request. The proposed map amendment was presented at the Joint Advisory Board meeting on May 4, 2023. Comments are provided (*Attachment G*).

Should the Town Council approve the rezoning, the Zinns would follow with an application for a Special Use Permit-A. The illustrative site plan provided as a condition of the rezoning would be binding, and dictate the design for the subsequent SUP-A. As noted in the conditions for the draft ordinance for the rezoning (*Attachment B*), certain elements of the project would be determined as part of the rezoning and other elements would be determined as part of the SUP plans which include much more detail to ensure compliance with the Land Use Ordinance. As such, certain elements of the project such as the completion of the full stormwater management design for the project are required as part of the SUP review process.

**FISCAL IMPACT:** Public hearings involve staff and public notice costs associated with advisory board and Town Council review. The petitioner has submitted materials and fees, as applicable, for reviewing and processing these requests, including providing envelopes for the mailed notice for the rezoning.

**RECOMMENDATION:** The Town Manager recommends that the Town Council receive public input and consider whether the proposed rezoning to R-3-CZ is consistent with Town plans and policies as well as the advancement of the public health, safety and welfare. A resolution for consistency (*Attachment A*) and a draft ordinance for the map amendment (*Attachment B*) are provided.

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF ALDERMEN’S REASONS FOR ADOPTING AN AMENDMENT TO THE MAP OF THE CARRBORO LAND USE ORDINANCE (N.C. Gen. Stat. 160A-383)

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE APPROXIMATELY 9.70 ACRES OF PROPERTY KNOWN AS 820 AND 904 HOMESTEAD ROAD, AND 310 LUCAS LANE FROM R-20 (RESIDENTIAL, 20,000 SQUARE FEET PER DWELLING UNIT) TO R-3-CZ (RESIDENTIAL, 3,000 SQUARE FEET PER DWELLING UNIT, CONDITIONAL).

NOW, THEREFORE, the Town Council of the Town of Carrboro Resolves:

**Section 1. The Town Council has reviewed the draft amendment to the map of the Land Use Ordinance and concludes that the proposed amendment is:**

\_\_\_\_\_ *Consistent* with the Town of Carrboro 2022-2042 Comprehensive Plan, *Carrboro Connects*, particularly the strategies described below:

- Affordable Housing Strategies to increase the number of size limited homes for purchase or rent and to preserve and expand opportunities for missing middle housing (Strategy 4.4);
- Crosscutting strategies to expand opportunities for accessory dwelling units Affordable Housing Strategy 3.1 and Land Use Strategy 2.3.
- Transportation Strategies Maps and Bike Plan recommendations for a shared use path along Homestead Road and an intersection improvement at Stratford Road and Homestead Road;
- Land Use Strategies to pursue updates to the LUO and zoning maps to provide greater densities in areas prioritized for growth, particularly along corridors identified in Strategy 8.1 and small area plans as part of implementation of the comprehensive plan under 2.8. Continue to increase residential density in Transition Area 1 and along key transportation corridors in a way that is compatible and interconnects with existing neighborhoods.
- Rogers, Homestead and Old 86 Corridor Recommendations (see page 152)
  - Opportunity 4. Extend Chapel Hill Transit along Homestead Road and Old NC 86 to extend service to this section of Carrboro as the demand for transit increases.
  - Opportunity 5. Plan for bicycle facilities to serve the Homestead Road Corridor and development on both sides of Old 86.

\_\_\_\_\_ *Inconsistent* with current adopted plans. The proposed action is *inconsistent* with the comprehensive plan for the following reason(s):

---



---



---

\_\_\_\_\_ *Inconsistent* with the current adopted plans; however, because of the following changed circumstance(s), the Board of Aldermen’s approval shall also be deemed an amendment to the existing adopted plan, \_\_\_\_\_, as described below.

Changed circumstance(s):

---



---



---

Amendment to current adopted plan:

---

---

---

**Section 2. The Town Council’s action is reasonable and in the public interest for the following reason(s):**

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

**Section 3. Therefore, the Carrboro Town Council has: approved / denied the proposed amendment to the map of the Carrboro Land Use Ordinance.**

**Section 4. This resolution becomes effective upon adoption.**

Adopted by the Carrboro Town Council this the 6<sup>th</sup> day of June 2023.

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE  
APPROXIMATELY 9.70 ACRES OF PROPERTY KNOWN AS 820 AND 904  
HOMESTEAD ROAD, AND 310 LUCAS LANE FROM R-20 (RESIDENTIAL, 20,000  
SQUARE FEET PER DWELLING UNIT) TO R-3-CZ (RESIDENTIAL, 3,000 SQUARE  
FEET PER DWELLING UNIT, CONDITIONAL)

\*\*Draft 05-31-2023\*\*

THE TOWN COUNCIL OF THE TOWN OF CARRBORO ORDAINS:

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

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

PIN	Existing Zoning	Acreage	Proposed Zoning
9779-28-4165	R-20	4.32	R-3-CZ
9779-27-6844	R-20	2.78	R-3-CZ
9779-28-8116	R-20	2.61	R-3-CZ

1. The illustrative site plan labeled “Carrboro Homestead Zoning Concept - Rezoning Exhibit for 820 & 904 Homestead Road and 310 Lucas Lane,” dated \_\_\_\_\_ is approved and incorporated herein to indicate all potential land uses, the general location of buildings and parking areas, vehicular and bicycle-pedestrian access points, circulation patterns, stream buffers and stormwater management features, areas of preserved trees and other landscaped areas. Other features and issues remain to be decided at the time a special use permit-A is requested for the development. Those features and issues include, but are not necessarily limited to, the location of EV charging stations, open space and recreation facilities, bicycle-pedestrian improvements along Homestead Road, and all other elements necessary to determine compliance with the Land Use Ordinance.
2. The project shall be designed as an Architecturally Integrated Subdivision (AIS). As referenced in condition #1 above, the rezoning exhibit shall include illustrative lot layouts for each type of residential unit showing the location of setbacks, building footprints, trees, parking area, etc., to ensure the buildability of the proposed lots.
3. The residential density of the project shall be capped at a maximum of 44 dwelling units, comprising of a combination of use classifications 1.111 (single-family detached, one dwelling unit per lot, site built/modular), 1.232 (duplex, no bedroom limit), 1.242 (two family apartment, no bedroom limit), 1.322 (multi-family townhomes, no bedroom limits), and 1.332 (multi-family apartments with no bedroom limits). In addition, the applicant may reserve the opportunity to construct up to 4 ADU (1.220 primary apartment accessory apartment) subject to all applicable regulations.
4. The applicant has expressed interest in pursuing size-limited dwelling units, and will include up to 25% size limited units. The Housing & Community Services staff recommends that the rezoning follow the affordable housing expectation in the Land Use Ordinance and is content upon allocating 15% of the total number of units for affordable housing, or upon providing a payment in lieu of affordable units. If the project does not include 15% affordable units, the applicant shall participate in an affordable housing meeting with the Town Council.

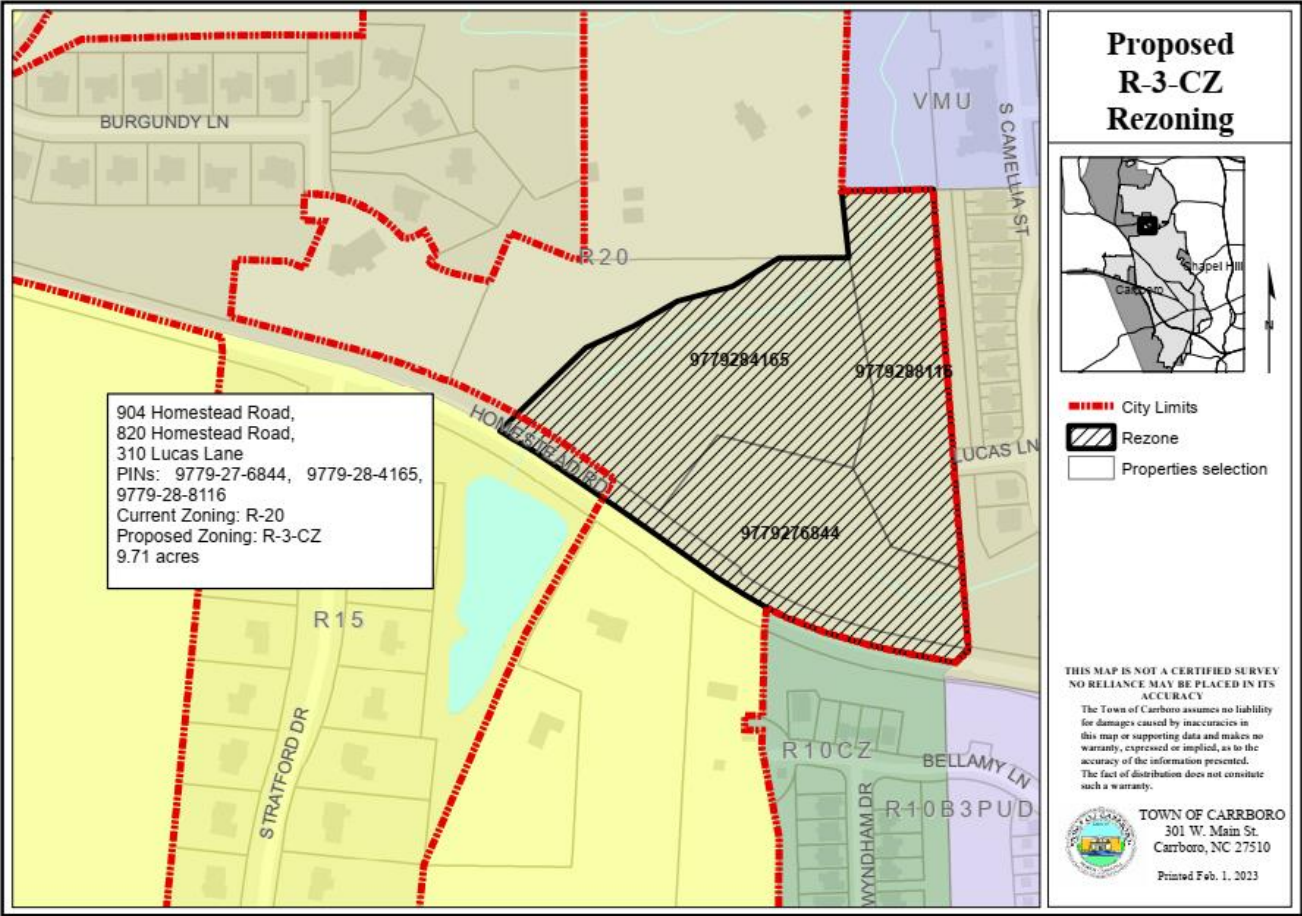
- 5. Per the Town’s connectivity requirements, the proposed east-west internal road shall be constructed to provide a full connection to Lucas Lane. The street connection shall be designed and constructed with traffic calming measures so that it does not encourage substantial through traffic. Traffic calming measures shall be subject to the review and approval of the Town of Carrboro Fire Marshal.
- 6. *The project shall include the construction of a five to ten-foot sidewalk or sidepath along the property boundary with Homestead Road or its functional equivalent, such as a raised boardwalk. If topographical constraints along certain sections of road frontage make construction cost-prohibitive for the project, these areas shall be identified as part of the consideration of the rezoning and dedicated to the Town as permanent trail/greenway easements during the final plat for the special use permit-A.*

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

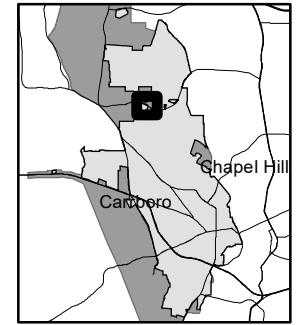
SECTION 3. This ordinance shall become effective upon adoption.




The foregoing ordinance having been submitted to a vote received the following vote and was duly adopted this \_\_\_\_ day of \_\_\_\_\_ 2023:

AYES:  
 NOTES:  
 ABSENT OR EXCUSED:

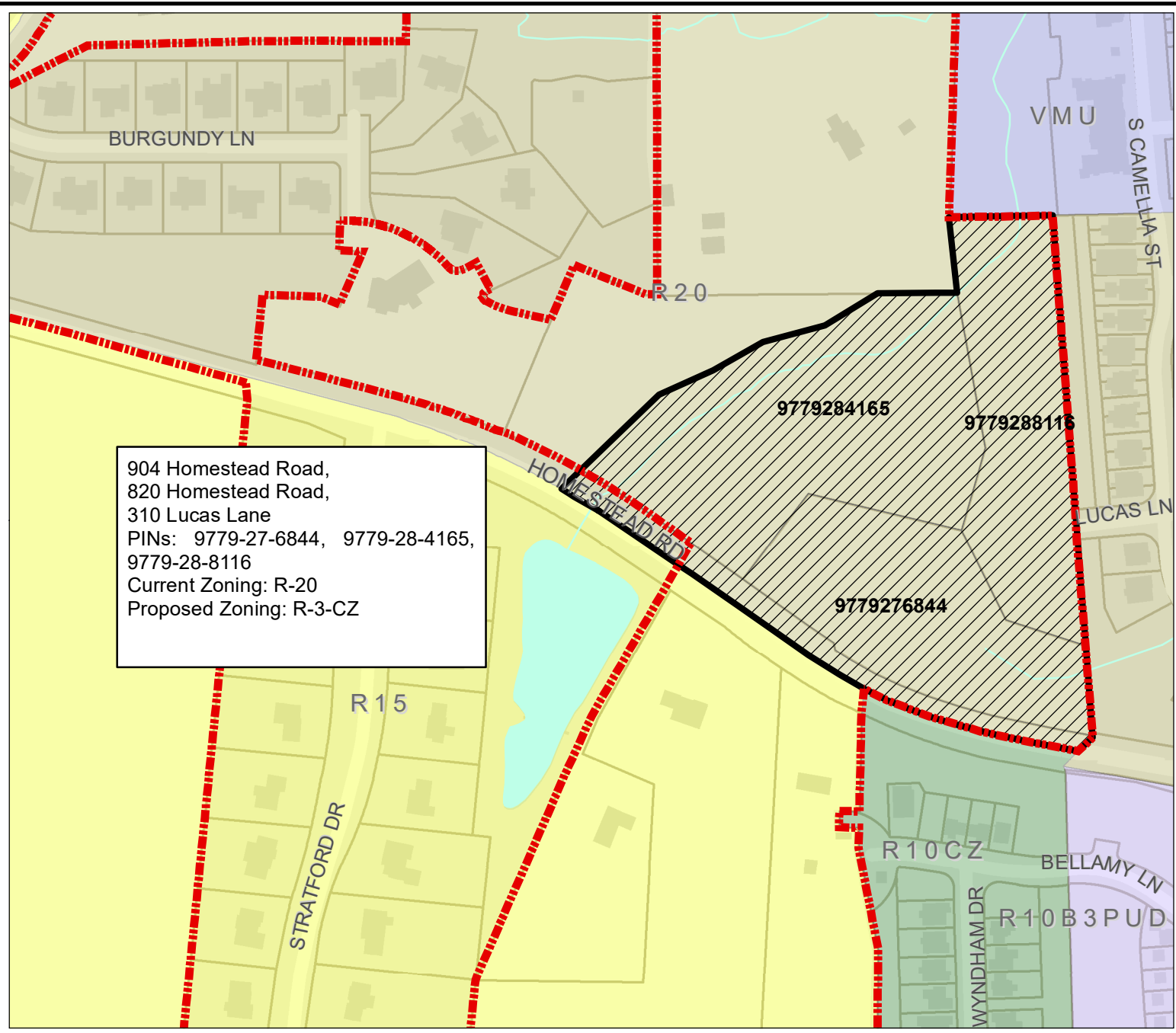


# Proposed R-3-CZ Rezoning



-  City Limits
-  Rezone
-  Properties selection

904 Homestead Road,  
 820 Homestead Road,  
 310 Lucas Lane  
 PINs: 9779-27-6844, 9779-28-4165,  
 9779-28-8116  
 Current Zoning: R-20  
 Proposed Zoning: R-3-CZ



**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 Feb. 1, 2023



## STAFF REPORT SUMMARY

### Proposed Rezoning for Property at 820, 904 Homestead Road & 310 Lucas Lane



The Town has received request to rezone approximately 9.7 acres of property along the north side of Homestead Road, adjacent to Claremont, for the purpose of developing an Architecturally Integrated Subdivision (AIS) including single- and multi-family homes. The current zoning allows for 21 homes; the applicants are seeking to increase the maximum number of homes to 44, with the possibility of up to 4 future accessory dwellings (ADU). The proposal includes two points of access, a direct entrance onto Homestead Road and a second, internal connection, to Lucas Lane.

In order for the project to advance, a rezoning is needed to increase the allowable density. The applicants are seeking a conditional rezoning, which involves the submittal of a site plan, sample building elevations, and other conditions that would be binding to the approval. Before making a decision on a rezoning, the Town Council must hold a public hearing. Map amendments are legislative decisions. Members of the Town Council can engage in conversations with applicants and members of the public about a proposed amendment.

When considering an amendment, the Town Council must adopt a statement as to whether the proposal is consistent or inconsistent with the Town of Carrboro 2022-2024 Comprehensive Plan, and whether it advances the public health, safety or welfare.

If the Town Council approves the conditional rezoning, an application for a special use permit-A would follow, and would involve another a public hearing process. However, the site plan and other conditions approved with the rezoning would remain binding. The opportunity to have meaningful input on the design of the project occurs as part of the rezoning process.

A public hearing on the proposed rezoning has been set for Tuesday, June 6, 2023 in the Town Hall Board Room, beginning at 7:00 PM or as soon thereafter as it can be heard.



# TOWN OF CARRBORO

NORTH CAROLINA

## TRANSMITTAL

## PLANNING DEPARTMENT

DELIVERED VIA:  HAND  MAIL  FAX  EMAIL

**To:** Richard J. White III, Town Manager  
Mayor and Town Council

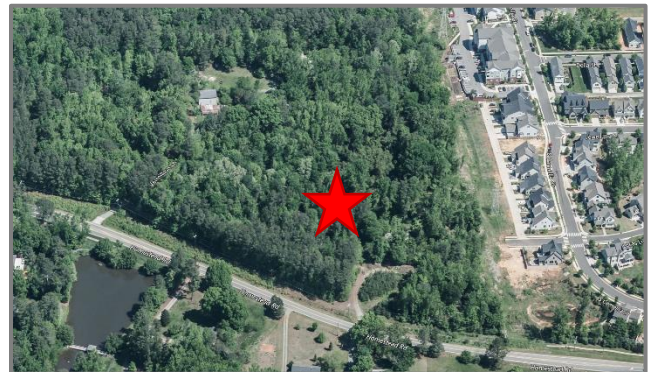
**From:** Tina Moon, Planning Administrator

**Date:** May 31, 2023

**Subject:** Request for Conditional Rezoning at 820 and 904 Homestead Road,  
and 310 Lucas Lane

### SUMMARY

The Town has received a petition from Adam and Omar Zinn, owners of Parker Lewis, LLC to rezone three contiguous parcels of land, along the north side of Homestead Road, from R-20 to R-3, Conditional, for the purpose of developing an Architecturally Integrated Subdivision (AIS) consisting of a combination of single family and multi-family units. The Town Council has set a public hearing date of June 6, 2023. Should the Town Council approve the rezoning, the applicants would follow with an application for a special use permit-A. The special use permit would involve a separate public hearing. The applicants have also submitted a request to voluntarily annex the property into the Town limits. The public hearing for the annexation is also scheduled for June 6<sup>th</sup> as part of a separate agenda item.



*Figure 1. Image from Bing's Bird's Eye View of site.*

### PROJECT BACKGROUND/DESCRIPTION

In April 2022, Adam and Omar Zinn presented two concept plans to the advisory boards for a courtesy review of a proposed development project for property located along the north side of Homestead Road, adjacent to Claremont North. The site contains three contiguous parcels, 820 and 904 Homestead Road and 310 Lucas Lane, with a combined acreage of about 9.70 acres or 422,560 square feet. The property is currently zoned R-20 (residential, 20,000 square feet per dwelling unit). One of the concept plans included a proposal for 20 single-family homes, the other for 70 multi-family homes consisting of two-story duplex and triplex units. As there was initial support for the denser design

from some of the advisory boards, the Zinns submitted a petition to rezone the property to R-3-CZ (Residential, 3000 square feet per dwelling unit, Conditional) to advance the 70-unit proposal.

In August 2022, the Zinns held a neighborhood information meeting (NIM) (A summary of the NIM is provided in *Attachment E-4*). Following the NIM, the Zinns modified their proposal to reduce the total number of dwelling units to about 42 units. This included approximately 27 single-family homes and 15 multi-family units, with a maximum cap of 44 units, plus an opportunity for an additional 4 accessory dwelling units (ADU), sometime in the future, subject to all applicable regulations. The multi-family units are anticipated to be a combination of duplexes and triplexes. (Sample building elevations are provided as part of the applicant materials in *Attachment E-1*.) The Zinns presented their formal application to the advisory boards on May 4, 2023. Comments are provided (*Attachment G*).

With the exception of the modifications relating to the number and type of dwelling units, the overall design for the project has remained the same since the initial concept plan. The internal circulation pattern includes two intersecting streets in a triangular pinwheel design. The main entrance to the project is directly off of Homestead Road and a second internal access point connects to Lucas Lane in Claremont North. The area along the northern portion of the site has been identified as open space to remain in a natural state. The undisturbed buffer along Homestead Road is also noted on the illustrative site plan as a Town requirement.

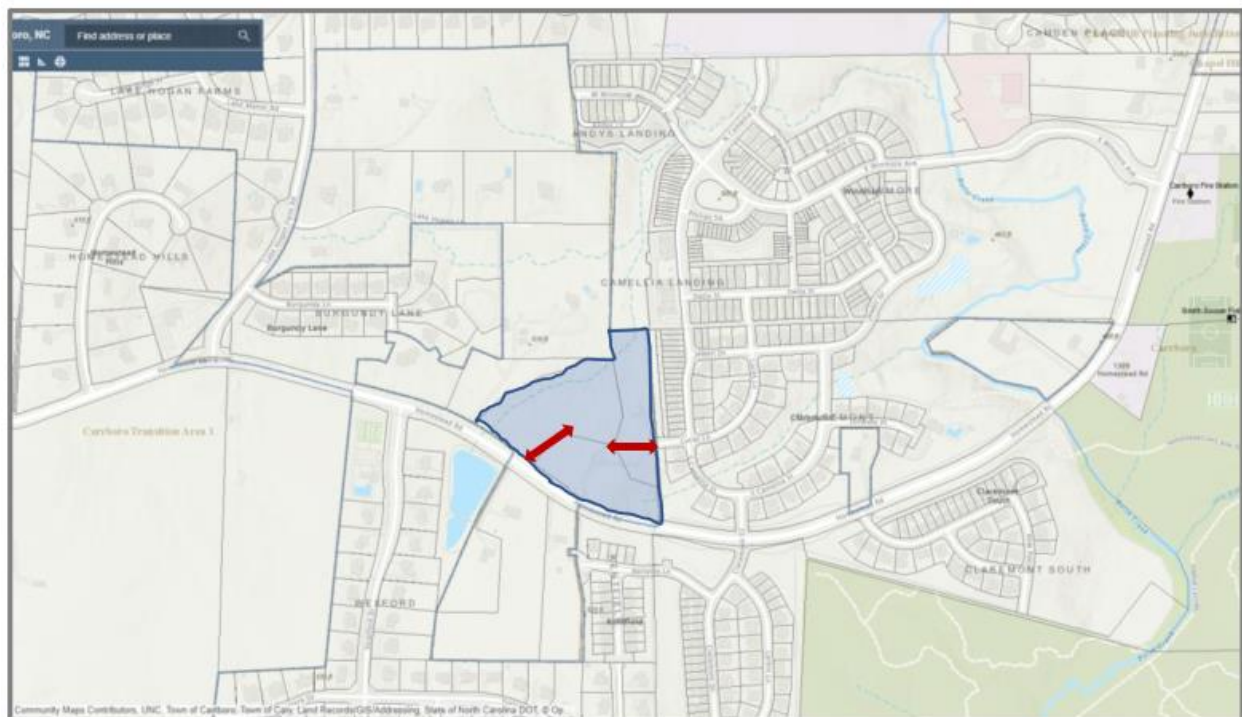


Figure 2. Vicinity map, showing the site outlined in blue. Approximate vehicular access point/street connections are shown with red arrows.

### **MAP AMENDMENT OVERVIEW**

The process for amending the official Carrboro Zoning Map is described in Article XX of the Land Use Ordinance. The request would be considered a minor map amendment, in that it involves fewer than five parcels and less than fifty acres. The petition form includes four key questions for the applicant to answer: A) how is the proposed rezoning consistent with Town plans and policies, B) in

what way is the subject property particularly suited for the potential uses of the new district, C) how will the proposed rezoning affect the value of nearby buildings, and D) in what way does the rezoning encourage the most appropriate use of the land?

More specific information relating to conditional zoning is discussed in Section 15-141.4, of Article IX. As part of the application to rezone property to a conditional district (Section 15-141.4(d)) the applicant must submit a list of proposed conditions which may be in the form of written statements, graphic illustrations, or any combinations thereof, to be incorporated into the ordinance that rezones the property.

### **PETITIONERS/OWNERS**

The petitioner for the rezoning request is Adam and Omar Zinn, owners of Parker Louis, LLC, 301 Montclair Way, Chapel Hill, North Carolina.

### **DESCRIPTION OF THE AREA**

The subject properties are located on the north side on Homestead Road. East of Burgundy Lane and west of the Claremont North subdivision with a proposed connection at Lucas Lane. The site is currently undeveloped.

<b>Address</b>	<b>PIN</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>	<b>Acres</b>
820 Homestead	9779-28-4165	R-20	R-3-CZ	4.32 (approx. 188,179 sqft.)
904 Homestead	9779-27-6844	R-20	R-3-CZ	2.78 (approx. 121,097 sqft.)
310 Lucas Lane	9779-28-8116	R-20	R-3-CZ	2.61 (approx. 113,692 sqft.)
<b>Total</b>				9.71

### **ADJACENT ZONING & LAND USES**

An excerpt from the Zoning Map shows the subject property and the surrounding properties. Surrounding properties include mostly single-family homes in all directions as well as some undeveloped land immediately to the east. The northeast corner of the property is in close proximity to The Landings at Winmore apartments. Winmore is zoned Village Mixed Use (VMU), which is based on R-10, while other adjacent properties on the north side of Homestead Rd are zoned R-20. The Wexford neighborhood located along the south side of Homestead Road is zoned R-15. Kentfield is zoned R-10 CZ and the residential zone for Claremont South is R-10. Lake Hogan Farms lies slightly further to the northwest of the properties. The density for the R-10 district is 10,000 square feet per dwelling unit.

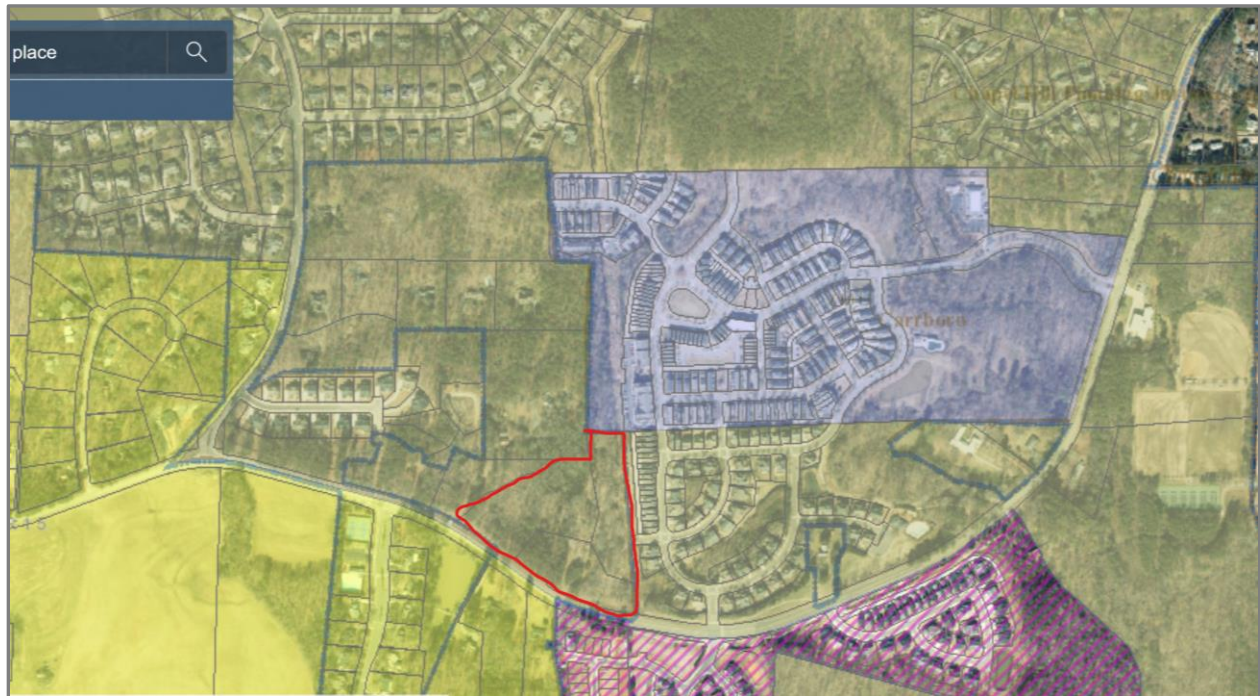
### **COMPARISON OF ZONES**

Subsection 15-135(a) of the Land Use Ordinance includes descriptions of the residential zoning districts. Both zoning classifications, the existing district R-20 and the proposed district R-3-CZ are residential in nature and described by ordinance as follows: The purpose of each of the foregoing residential districts is to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in non-residential districts. The primary difference between the districts is the permissible density. The Table of Permissible Uses lists all of the permitted uses for each district. If approved, the Zinn proposal would

be limited to the uses listed on the illustrative site plan relating to single-family, multi-family and accessory dwellings.

The Table of Permissible Uses may be found here:

<http://www.townofcarrboro.org/DocumentCenter/View/691/Article-X-Permissible-Uses-PDF-with-table>



*Figure 3. Vicinity map showing the subject property, outlined in red, within the surrounding neighborhood. The zoning districts are shown in different colors.*

In addition to the permissible uses and density parameters, the illustrative site plan (rezoning exhibit) also delineates the proposed layout for the project--including the general location and size of buildings, stormwater management features, open space and recreation facilities, on-site parking spaces, and building setbacks (Attachment E-2). A draft list of conditions for the rezoning is also provided as part of the rezoning ordinance (Attachment B). Conditions for conditional zonings are linked to the rezoning, must be mutually accepted by the Town and the applicant, and will be binding. If the rezoning is approved the applicant would follow with an application for a special use permit-A. The permit application will require a greater level of detail than the rezoning exhibit and another public hearing, but the overall design must remain consistent with the illustrative site plan approved as part of the rezoning. The SUP-A process also includes the more detailed review of the project, including the technical review of the stormwater management plan.

## **ANALYSIS**

As noted above, the conditional zoning mechanism allows for the approval of a site specific development plan and conditions tailored to the individual project. If approved, the conditions become binding to the rezoning and subsequent permit. The development would be restricted to the proposal shown on the illustrative site plan, which is the equivalent of about R-7.5 or 7,500 square feet per dwelling unit.

**Consistency with Adopted Plans/Policies (Expand-transitional area/future land use map)**

The Carrboro 2022-2042 Comprehensive Plan, *Carrboro Connects*, provides goals, strategies, and projects that are expected to guide the Town's growth and development. In the Petition for Change of Zoning the petitioners have provided responses to support their assertion that the proposed zoning map amendment is consistent with the Town's adopted plans and policies. Staff has identified the following sections of the Comprehensive Plan that appear to be relevant to the request.

**Carrboro Connects****Affordable Housing**

- The applicant has identified a commitment to provide some small homes that may contribute toward missing middle housing. Whether the units will be for purchase or rent has not yet been determined, but it is anticipated that the units will be available for purchase.
- Strategies to increase the number of size limited homes for purchase or rent and to preserve and expand opportunities for missing middle housing (Strategy 4.4).

**Crosscutting Strategies - Affordable Housing/Land Use**

- Strategies to expand opportunities for accessory dwelling units Affordable Housing Strategy 3.1 and Land Use Strategy 2.3.

**Land Use**

- Land Use Strategies to pursue updates to the LUO and zoning maps to provide greater densities in areas prioritized for growth, particularly along corridors identified in Strategy 8.1 and small area plans as part of implementation of the comprehensive plan under 2.8. Continue to increase residential density in Transition Area 1 and along key transportation corridors in a way that is compatible and interconnects with existing neighborhoods.

**Transportation & Mobility**

- Transportation Strategies Maps and Bike Plan recommendations for a shared use path along Homestead Road and an intersection improvement at Stratford Road and Homestead Road;
- Rogers, Homestead and Old 86 Corridor Recommendations (see page 152)
  - Opportunity 4. Extend Chapel Hill Transit along Homestead Road and Old NC 86 to extend service to this section of Carrboro as the demand for transit increases.
  - Opportunity 5. Plan for bicycle facilities to serve the Homestead Road Corridor and development on both sides of Old 86.

**CONSIDERATIONS/SUMMARY COMMENTS**

- Adopted policies support the establishment of conditional districts.
- The conditional district process (legislative action for the rezoning) is expected to mitigate the associated impacts of the additional density requested as part of this development.
- Town policies acknowledge an interest and need for a diverse mix of housing options, particularly for rental/ownership units serving the missing middle to populations earning less than 80% AMI, and/or for homes of difference sizes and price points. Per the 2023 figures from HUD, the medium income for the household of 4 = \$116, 200. 80% AMI - \$80,900.

- The applicants have expressed a preference to provide units that meet the small homes provisions rather than provide permanently affordable units, or a payment in-lieu of affordable units, or some combination.
- The site's location provides connections to existing neighborhoods within reasonable distances for walking, biking.
- The applicant identified policy provisions appear to be consistent with the request.

### **ACTION REQUESTED**

Staff requests that the Town Council receive public comment and consider the request to rezone the three properties at 820 and 904 Homestead Road and 310 Lucas Lane to R-3-CZ.

### **RELEVANT ORDINANCE PROVISIONS**

The LUO describes the steps for the Council when adopting or rejecting any zoning map or text amendment, as noted in the excerpt below from Section 15-324.

The Council shall adopt a statement describing whether the action is consistent or inconsistent with an adopted comprehensive plan.

If the amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment shall have the effect of also amending any future land use map in the approved plan, and no additional request or application for a plan amendment shall be required.

A plan amendment and zoning amendment may be considered concurrently.

When adopting or rejecting any petition for a zoning map amendment the Council shall adopt a statement explaining the reasonableness of the proposed rezoning. The statement of reasonableness may consider, among other factors: (i) the size, physical conditions, and other attributes of any area proposed to be rezoned; (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community; (iii) the relationship between the current actual and permissible development and the development permissible under the proposed amendment, (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment.

Section 15-325 of the LUO specifies that when considering an amendment, the central issue before the Town Council is "whether the proposed amendment advances the public health, safety or welfare." The Council is obligated to disregard advantages or disadvantages to the individual requesting the change and must consider the impact of the proposed change on the public at large.

Please also note the expanded conflict of interest provisions adopted as part of 160D, which extends the conflict of interest to include familial, business, or other associational relationships.

**Relevant excerpts from Land Use Ordinance articles IX and XX are provided as Attachment H.**

Conditional Rezoning Application 904 Homestead Rd, 820 Homestead Rd, 310 Lucas Lane

Parker Louis, LLC is submitting a petition for change of zoning for the 904 and 820 Homestead Rd and 310 Lucas Lane tracts (9.7 acres combined) located off of Homestead Road bordering the Claremont neighborhood and across from Kentfield.

The current zoning (R-20) would allow 20 single family homes. We feel a better use of the land would be to change the zoning to R-3/R-3CZ to allow for a more dense subdivision.

With the increased density we are proposing:

(42) homes total of which 27 are single family and 15 are triplex units in the 1100-1600 square foot range.

Please find the formal petition for change of zoning included in this packet of material.

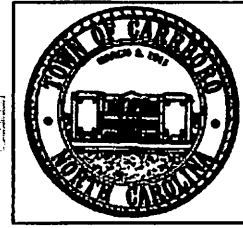
Currently we are not proposing any conditions other than the standard condition to link the rezoning to the subsequent Conditional Use Permit. We are happy to consider other conditions as this project moves through the approval process. As shown on the attached (Rezoning Exhibit R-20 to R-3/R-3CZ), we are developing the site as a small lot and size limited (25%) neighborhood.

Please find site plans attached.



CARRBORO DEVELOPMENT GUIDE  
APPENDIX A

# TOWN OF CARRBORO



## PETITION FOR CHANGE OF ZONING

PETITIONER:

Parker Louis LLC

DATE:

3.23.23

The Petitioner named above respectfully requests the Town Council of the Town of Carrboro to rezone the below-described property from R-20 to R3/R-307 zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME Adam: Omar Zinn

ADDRESS: 301 Montclair Way

TELEPHONE #:( Chapel Hill, NC 27516  
919-422-6477)

2. INTEREST IN PROPERTY(IES):

owners of properties

3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS : Across the street (Homestead Rd)

From Kentfield; connects to Lucas Lane  
in Claremont

4. DESCRIPTION OF INDIVIDUAL LOT(S) SOUGHT TO BE REZONED:

a. OWNER: Parker Louis 904 Homestead

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE: \_\_\_\_\_ PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_

EXISTING STRUCTURES AND USES:

9779-276-844

b. OWNER: Parker Louis 310 Lucas Lane

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE: \_\_\_\_\_ PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_

9779-288-116



**CARRBORO DEVELOPMENT GUIDE  
APPENDIX A**

---

---

---

---

---

---

---

---

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

---

---

---

---

---

---

---

---

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

---

---

---

---

---

---

---

---

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

---

---

---

---

---

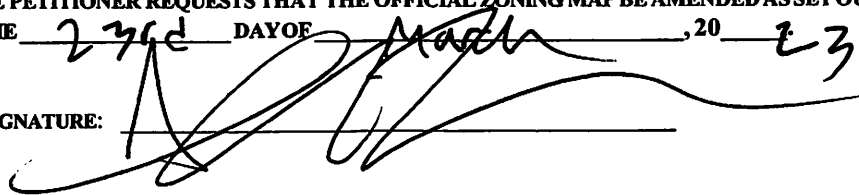
---

---

---

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 27<sup>th</sup> DAY OF March, 2013

PETITIONER'S SIGNATURE: \_\_\_\_\_



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

904 Homestead Rd, 820 Homestead Rd, 310 Lucas LanePetition for Change of Zoning from R-20 to R-3/R-3CZ

7(a) The existing character of the area is predominantly a mix of newer neighborhoods (Claremont, Claremont South, Winmore, Kentfield) and existing neighborhoods mostly developed in the 1990's. Bellamy Place (525-1110 square foot units) will also be built across the street. The subject properties (totaling 9.7 acres) borders Claremont (R-10 B-3 PUD) and is across the street from Kentfield (R-10). The requested rezoning change will allow us to continue to develop smaller lots, which will create smaller, more affordable homes. Similar sized homes will be built at Bellamy Place in the future and currently exist in sections of Winmore. It also speaks directly to the Carrboro Connect Comprehensive Plan in regards to a diverse housing stock, transportation and mobility.

The rezoning petition has:

(42) homes total of which 27 are single family and 15 are triplex units (in the 1100-1600 square foot range).

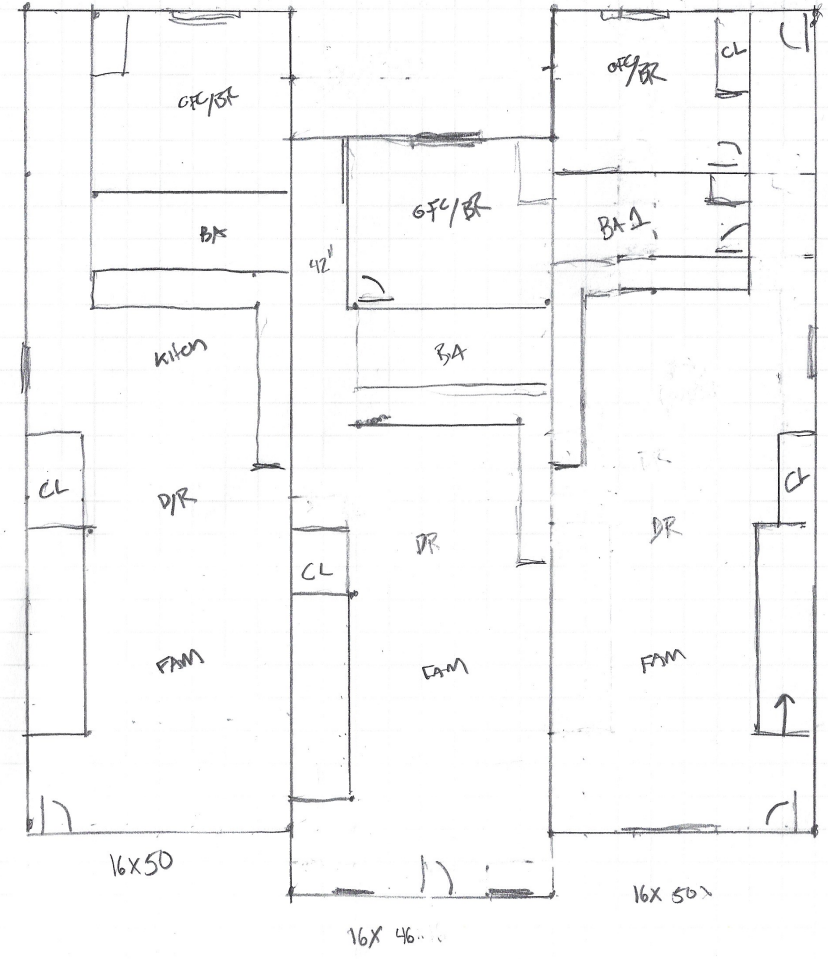
(b) Under current zoning regulations (R-20), the property would produce 20 single family lots. It is better suited for a denser subdivision in the R-3 classification. The tremendous success of the smaller homes in the Kentfield neighborhood has strengthened our belief that the market for homes in the 1200-2200 square foot range in Carrboro is a product that has demand.

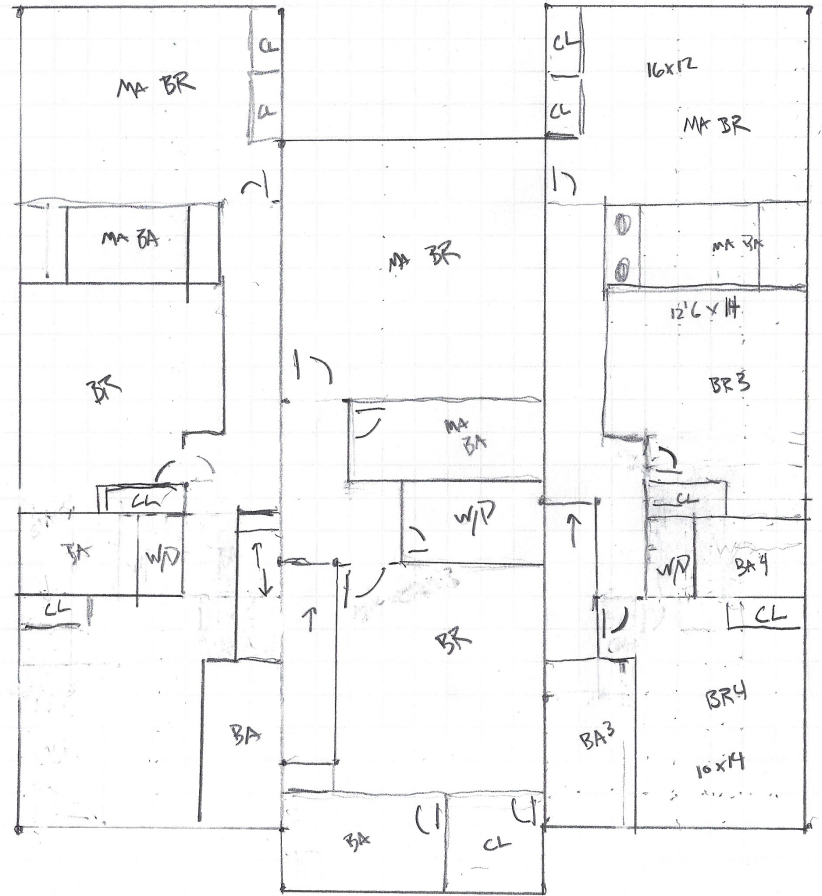
(c) The proposed rezoning will have a positive impact on the value of nearby buildings. Connectivity to Claremont via Lucas Lane should be a seamless event and buyers/sellers in the area will continue to have a choice of product. The coexistence of smaller and larger homes in Claremont South has shown that a mix of product (with careful aesthetic approval) can thrive.

(d) The most appropriate use of this property is to rezone it to increase density. If not, it will be developed with less affordability for the end user. The town of Carrboro has consistently stated a desire

to increase density in this area and this rezoning will accomplish that. Moreover, it provides a product that appeals to more homeowners based on affordability alone and coincides with the Town's vision.









**GENERAL NOTES:**

1. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS, ROOF PITCHES, AND SQUARE FOOTAGE ARE CORRECT PRIOR TO CONSTRUCTION. K&A HOME DESIGNS, INC. IS NOT RESPONSIBLE FOR ANY DIMENSIONING, ROOF PITCH, OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
2. ALL WALLS SHOWN ON THE FLOOR PLANS ARE DRAWN AT 4" UNLESS NOTED OTHERWISE.
3. ALL ANGLED WALL SHOWN ON THE PLANS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
4. STUD WALL DESIGN SHALL CONFORM TO ALL NORTH CAROLINA STATE BUILDING CODE REQUIREMENTS.
5. DO NOT SCALE PLANS. DRAWING SCALE MAY BE DISTORTED DUE TO COPIER IMPERFECTIONS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA RESIDENTIAL STATE BUILDING CODE, 2008 EDITION.

**SQUARE FOOTAGE**

HEATED SQUARE FOOTAGE	UNHEATED SQUARE FOOTAGE
FIRST FLOOR= 462	GARAGE= 340
SECOND FLOOR= 637	FRONT PORCH= 74
THIRD FLOOR= N/A	SCREEN PORCH= N/A
BASEMENT= N/A	DECK= N/A
	STORAGE= N/A
<b>TOTAL HEATED= 1099</b>	<b>TOTAL UNHEATED= 414</b>

**CRAWL SPACE VENTILATION CALCULATIONS**

-VENT LOCATIONS MAY VARY FROM THOSE SHOWN ON THE PLAN BUT SHOULD BE PLACED TO PROVIDE ADEQUATE VENTILATION AT ALL POINTS TO PREVENT DEAD AIR POCKETS.  
 -100% VAPOR BARRIER MUST BE PROVIDED WITH 12" MIN. LAP JOINTS.

-THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 2/3 AS LONG AS REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED. (COMPLY WITH NC CODE MIN. WITH REGARD TO VENT PLACEMENT FROM CORNERS)

462 SQ. FT. OF CRAWL SPACE/1500

30 SQ. FT. OF REQUIRED VENTILATION

PROVIDED BY: 2 VENTS AT 0.45 SQ. FT. NET FREE  
 VENTILATION EACH+ .90 SQ. FT. OF VENTILATION

**\*\*FOUNDATION DRAINAGE- WATERPROOFING PER SECTIONS 405 & 406**

**ATTIC VENTILATION CALCULATIONS**

-CALCULATIONS SHOWN BELOW ARE BASED ON VENTILATORS USED AT LEAST 3 FT. ABOVE THE CORNICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY EAVE VENTS.  
 -CATHEDRAL CEILINGS SHALL HAVE A MIN. 1" CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

890 SQ. FT. OF ATTIC/300= 2.96  
 EACH OF INLET AND OUTLET REQUIRED.

**\*\*WALL AND ROOF CLADDING DESIGN VALUES**

-WALL CLADDING IS DESIGNED FOR A 24.1 SQ. FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE.

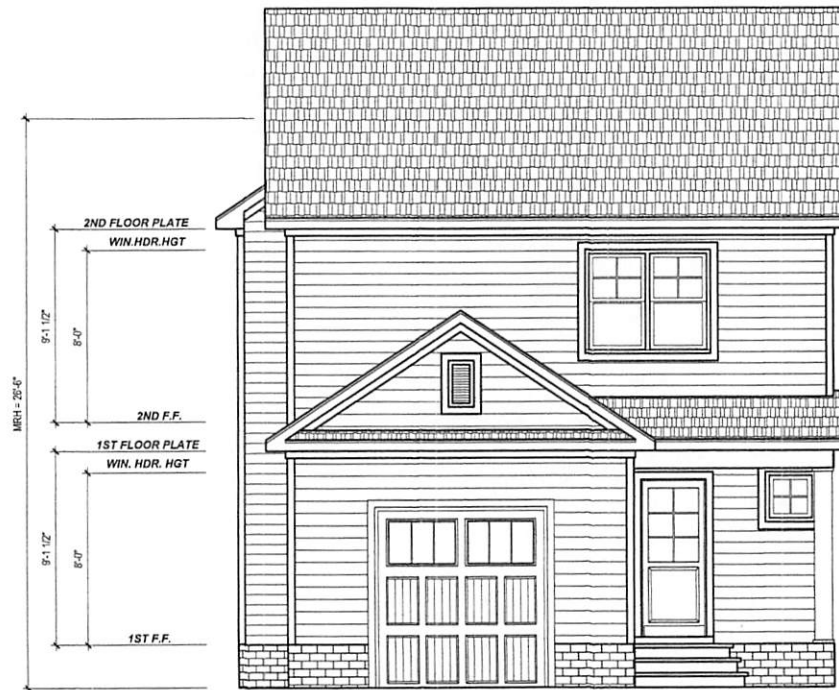
-ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:

45.5 LBS. PER SQ. FT. FOR ROOF PITCHES OF 0/12 TO 2.25/12

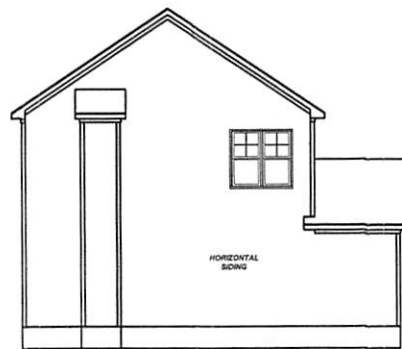
34.8 LBS. PER SQ. FT. FOR ROOF PITCHES OF 2.25/12 TO 7/12

21 LBS. PER SQ. FT. FOR ROOF PITCHES OF 7/12 TO 12/12

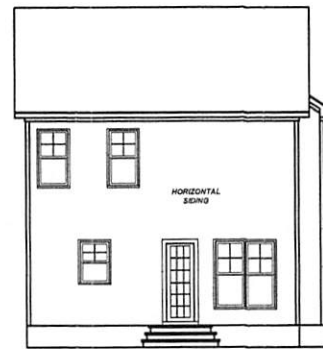
**\*\* MEAN ROOF HEIGHT 8'0" OR LESS**



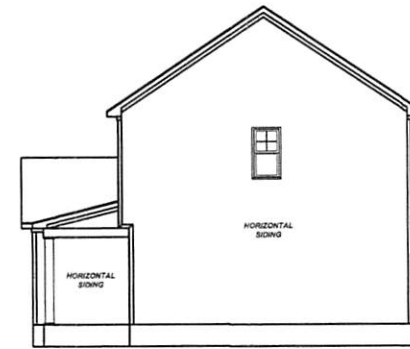
**FRONT ELEVATION 'A'**  
 1/4" = 1'-0"



**LEFT ELEVATION**  
 1/8" = 1'-0"



**REAR ELEVATION**  
 1/8" = 1'-0"



**RIGHT ELEVATION**  
 1/8" = 1'-0"

Project:	20-345
Date:	12-18-20
Architect:	K&A HOME DESIGNS, INC.
Architect:	KBB
Notes:	REFER TO ELEV.

REVISIONS		
No.	Date	Description

9101 Ten-Ten Rd.  
 Raleigh, NC 27603  
 Office: (919) 302-0693



Email: Kent@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com

**Plan 1099**

**Parker Louis, LLC**  
 301 Montclair Way  
 Chapel Hill, NC 27516

ELEVATION 'A'

Sheet Number  
**1**  
 of 2

**GENERAL NOTES:**

1. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS, ROOF PITCHES, AND SQUARE FOOTAGE ARE CORRECT PRIOR TO CONSTRUCTION. K&A HOME DESIGNS, INC. IS NOT RESPONSIBLE FOR ANY DIMENSIONING, ROOF PITCH, OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
2. ALL WALLS SHOWN ON THE FLOOR PLANS ARE DRAWN AT 4" UNLESS NOTED OTHERWISE.
3. ALL ANGLED WALL SHOWN ON THE PLANS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
4. STUD WALL DESIGN SHALL CONFORM TO ALL NORTH CAROLINA STATE BUILDING CODE REQUIREMENTS.
5. DO NOT SCALE PLANS. DRAWING SCALE MAY BE DISTORTED DUE TO COPIER IMPERFECTIONS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA RESIDENTIAL STATE BUILDING CODE, 2018 EDITION.

**SQUARE FOOTAGE**

HEATED SQUARE FOOTAGE	UNHEATED SQUARE FOOTAGE
FIRST FLOOR= 569	GARAGE= 291
SECOND FLOOR= 781	FRONT PORCH= 67
THIRD FLOOR= N/A	SCREEN PORCH= N/A
BASEMENT= N/A	DECK= N/A
	STORAGE= N/A
<b>TOTAL HEATED= 1350</b>	<b>TOTAL UNHEATED= 358</b>

**CRAWL SPACE VENTILATION CALCULATIONS**

- VENT LOCATIONS MAY VARY FROM THOSE SHOWN ON THE PLAN BUT SHOULD BE PLACED TO PROVIDE ADEQUATE VENTILATION AT ALL POINTS TO PREVENT DEAD AIR POCKETS.
- 100% VAPOR BARRIER MUST BE PROVIDED WITH 12" MIN. LAP JOINTS.

-THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 AS LONG AS REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED. (COMPLY WITH NC CODE MIN. WITH REGARD TO VENT PLACEMENT FROM CORNERS)

569 SQ. FT. OF CRAWL SPACE/1500

.38 SQ. FT. OF REQUIRED VENTILATION

PROVIDED BY: 2 VENTS AT 0.45 SQ. FT. NET FREE VENTILATION EACH= .9 SQ. FT. OF VENTILATION

**\*\*FOUNDATION DRAINAGE- WATERPROOFING PER SECTIONS 405 & 406.**

**ATTIC VENTILATION CALCULATIONS**

- CALCULATIONS SHOWN BELOW ARE BASED ON VENTILATORS USED AT LEAST 3 FT. ABOVE THE CORNICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY EAVE VENTS.
- CATHEDRAL CEILINGS SHALL HAVE A MIN. 1" CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

927 SQ. FT. OF ATTIC/300= 3.09 EACH OF INLET AND OUTLET REQUIRED.

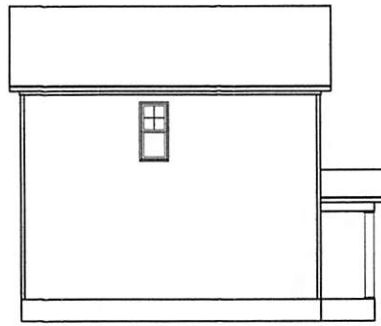
**\*\*WALL AND ROOF CLADDING DESIGN VALUES**

- WALL CLADDING IS DESIGNED FOR A 24.1 SQ. FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE.
- ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:  
45.5 LBS. PER SQ. FT. FOR ROOF PITCHES OF 0/12 TO 2.25/12  
34.8 LBS. PER SQ. FT. FOR ROOF PITCHES OF 2.25/12 TO 7/12  
21 LBS. PER SQ. FT. FOR ROOF PITCHES OF 7/12 TO 12/12

**\*\*MEAN ROOF HEIGHT 30' OR LESS**



**FRONT ELEVATION 'A'**  
1/4" = 1'-0"



**LEFT ELEVATION**  
1/8" = 1'-0"



**REAR ELEVATION**  
1/8" = 1'-0"



**RIGHT ELEVATION**  
1/8" = 1'-0"

Sheet:	20-344
Date:	12-16-20
Author:	K&A HOME DESIGNS, INC.
Drawn:	KBB
Check:	
Scale:	REFER TO ELEV.

REVISIONS		
No.	Date	Remarks

9101 Ten-Ten Rd.  
Raleigh, NC 27603  
Office: (919) 302-0693



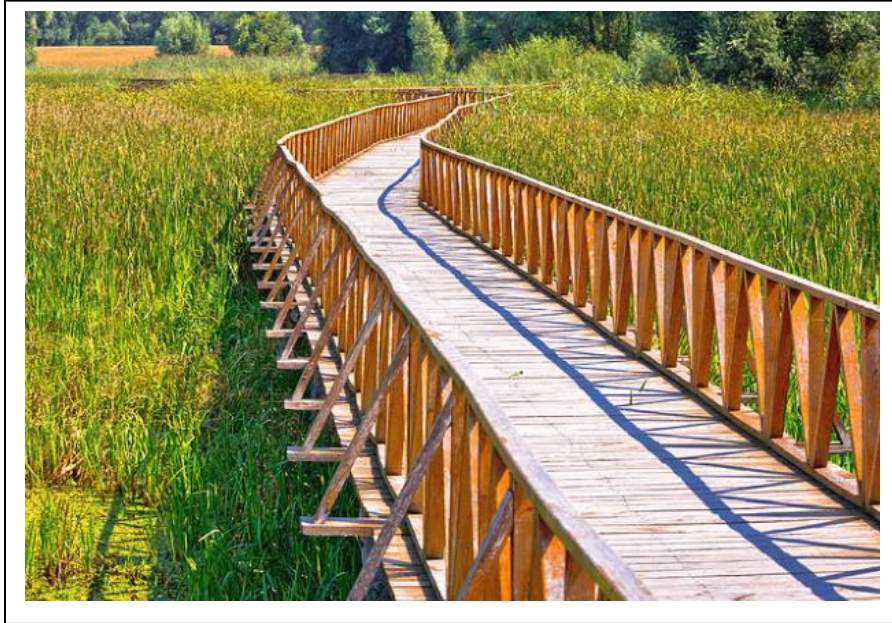
Email: Kemi@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com

**Plan 1350**

**Parker Louis, LLC**  
301 Montclair Way  
Chapel Hill, NC 27516

ELEVATION 'A'

Sheet Number  
**1**  
of 3





December 9, 2022

505 East Davis Street  
Burlington, N.C. 27215  
Phone: (336) 227-8724  
Fax: (336) 222-9917

Parker Louis, LLC  
301 Montclair Way  
Chapel Hill, NC 27516

Reference: Estimate of Traffic Increase  
Residential Neighborhood at 902-904 Homestead Road  
Carrboro - North Carolina  
The L.E.A.D.S. Group, PA Project Number: 1-22-1011

Gentlemen:

The L.E.A.D.S. Group, PA is working on the development plans for the Homestead Neighborhood. Based on current concept plans and a review ITE trip generation rates for residential uses, the following information is presented:

Based on a trip generation rate of 10 trips per residential dwelling unit, The project will likely generate traffic on the order of 750 trips or less per day.

The proposed connectivity between Homestead Road and Lucas Lane will provide an additional outlet for existing residential properties in the area.

The location of the proposed neighborhood streets within the development area are based on existing conditions at Lucas Lane and the horizontal geometry in Homestead Road.

Alley fed lots internal to the neighborhood will have access from the extension of Lucas Lane running north adjacent to the overhead power lines.

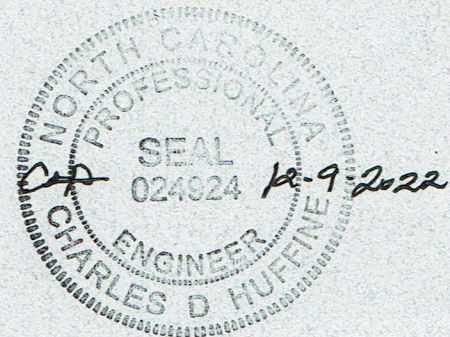
The L.E.A.D.S. Group, Pa appreciates the opportunity to provide our services to you on this project. Please feel free to contact us if you should have any questions regarding this information.

Very truly yours,

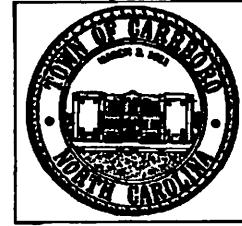
The L.E.A.D.S. Group, PA

Charles D. Huffine, PE

NC Reg. No. 24924



# TOWN OF CARRBORO



## NEIGHBORHOOD MEETING FORM

TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

**DUE TO PROPOSED LAND DISTURBING ACTIVITY TO TAKE PLACE ON PROPERTY LOCATED AT:**

904 Homestead, 820 Homestead, 310 Lucas Lane

**TO BE CALLED** TBD

**AND TAX MAP REFERENCED AS** 9779 276844  
9779 288116

**I, Adam Zinn, REPRESENTING Parker Louis, LLC**

**SUBMIT THIS NEIGHBORHOOD MEETING FORM TO ACKNOWLEDGE THAT:**

[PLEASE CHECK THE APPROPRIATE BOX BELOW.]

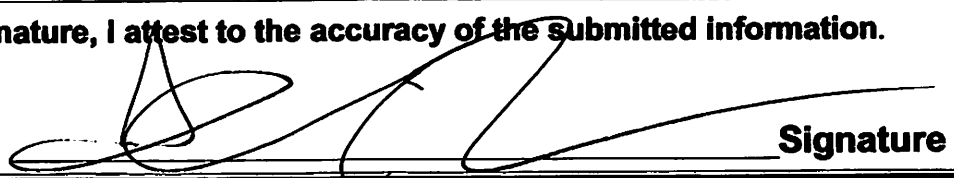
**A MEETING WAS HELD WITH THE MEMBERS OF THE NEIGHBORHOOD ON**  
8/2/2022.

**Residents (including Property Owners and Renters), up to 1000 feet of the property, were notified of the neighborhood meeting.**

**A MEETING WAS NOT HELD WITH THE MEMBERS OF THE NEIGHBORHOOD.**

THIS NEIGHBORHOOD MEETING FORM IS RESPECTFULLY SUBMITTED TO THE TOWN STAFF ON THIS 12<sup>th</sup> DAY OF December, 2022.

By affixing my signature, I attest to the accuracy of the submitted information.



Signature

## **Neighborhood Information Meeting August 3,2022 on Proposed Rezoning**

904 Homestead Rd, 820 Homestead Rd, 310 Lucas Lane

13 nearby residents and/or interested parties attended the NIM meeting.

### **The attendees' concerns were:**

Would the plan (Option A, 70 triplex/duplex units) allow for enough on-site parking (since the units will not have garages)? And how would the aesthetics look?

How would 70 new units impact traffic in Claremont and on Homestead Rd.

That this type of housing didn't match up with the single family housing in the adjoining Claremont neighborhood.

**Based on feedback from the attendees' we created a 2<sup>nd</sup> option (Option B, 42 units combining single family and triplex units).**

Option C answers all of their needs by adding garages and an alley to reduce parking concerns, reduces traffic by developing fewer lots and matches housing types with connecting neighborhoods.

**NEIGHBORHOOD INFORMATION MEETING AUGUST 3, 2022 – PROPOSED REZONING FOR  
902-904 HOMESTEAD ROAD**

NAME **(PLEASE PRINT)**	ADDRESS, PHONE & EMAIL **(PLEASE PRINT)**
1. April Mills	405 Jewell Drive CH, NC 27516 412 818 6382 april.mills.nc@gmail.com
2. Lyndi Schilling	210 Airlie Dr. CH, NC 27514 lyndischilling@gmail.com
3. Evan Zeitler	212 Lucas Ln Chapel Hill, NC 27514 ezeitler@gmail.com
4. Patrick Jones	819 Homestead Rd 919-869-4291 patricklinjones@yahoo.com
5. Clara Cottrell	107 stratford rd 984-291-0763 Clara.cottrell@gmail.com
6. Javier Cid	500 S Camellia St 919-943-7226 jcidnc@hotmail.com
7. Kathleen O'Neil	818 Homestead Road 608 3837 Chapel Hill, NC 27516 kathkenoneillepa@gmail.com
8. EDUARDO GARCIA	818 HOMESTEAD RD 919-306-3512 CHAPEL HILL EGARCIA1@NC.RR.COM
9. Mark Snow	413 S Camellia St CH NC 27516 703-622-9575 msnow01@me.com
10. Adam Zinn	301 Montclair Way, Chapel Hill, NC 27516
11. Susan Romaine	412 E. Winmore Ave, Chapel Hill NC 27516
12. Yolanda Keller-Bell	217 lucas lane Chapel Hill NC 27516 706-372-1819 YDKF@GMAIL.COM
13. Barb Sawyer	207 Wyndham Dr. Chapel Hill 618-974-8122
14.	
15.	
16.	
17.	
18.	
19.	
20.	



# Neighborhood Information Meeting proposed rezoning for 902 & 904 Homestead Road

August 3, 2022

*Please sign in on sign-in sheet.*

# Process for Conditional Rezoning

- ✓ Joint Advisory Board courtesy concept plan review – April 7, 2022
- ✓ Applicant submittal – petition, conceptual site plan, draft conditions
- ✓ Agency Review #1 out – awaiting comments
- ✓ Neighborhood Information Meeting
  - Revised Submittal (repeat as needed to ensure compliance)
  - Begin to review/refine conditions (mutually agreeable)
  - Town Council - Request to Set Public Hearing. If public hearing set:
    - Refer to advisory boards
    - Mailed/published notice/post property
    - Town Council Public Hearing (continuation if needed)
    - If rezoning approved, applicant follows with application for Special Use Permit

# Conceptual Site Plan



# Examples of Building Elevations







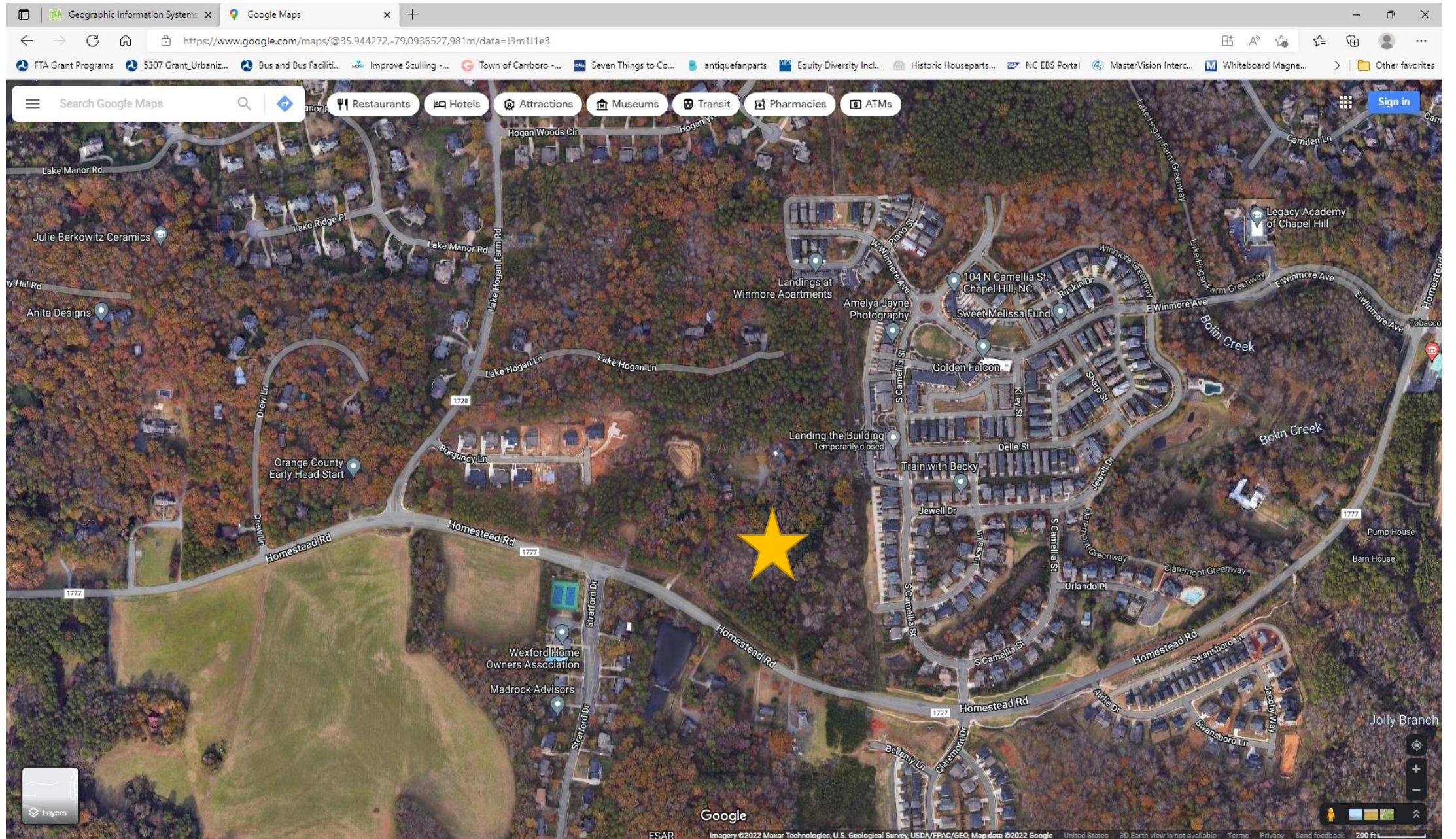




# Possible Building Images



# Vicinity Maps





# TOWN OF CARRBORO

NORTH CAROLINA

## PLANNING DEPARTMENT

**TO: Property Owners and Residents**

**FROM: Christina R. Moon, Planning Administrator**

**DATE: May 26, 2023**

**PUBLIC NOTICE: Proposed Zoning Map Amendment for Properties at 820 and 904 Homestead Road, and 310 Lucas Lane**

You are receiving this letter because your property or residence is within 1,000 feet of the property described above that is under consideration for a zoning map amendment.

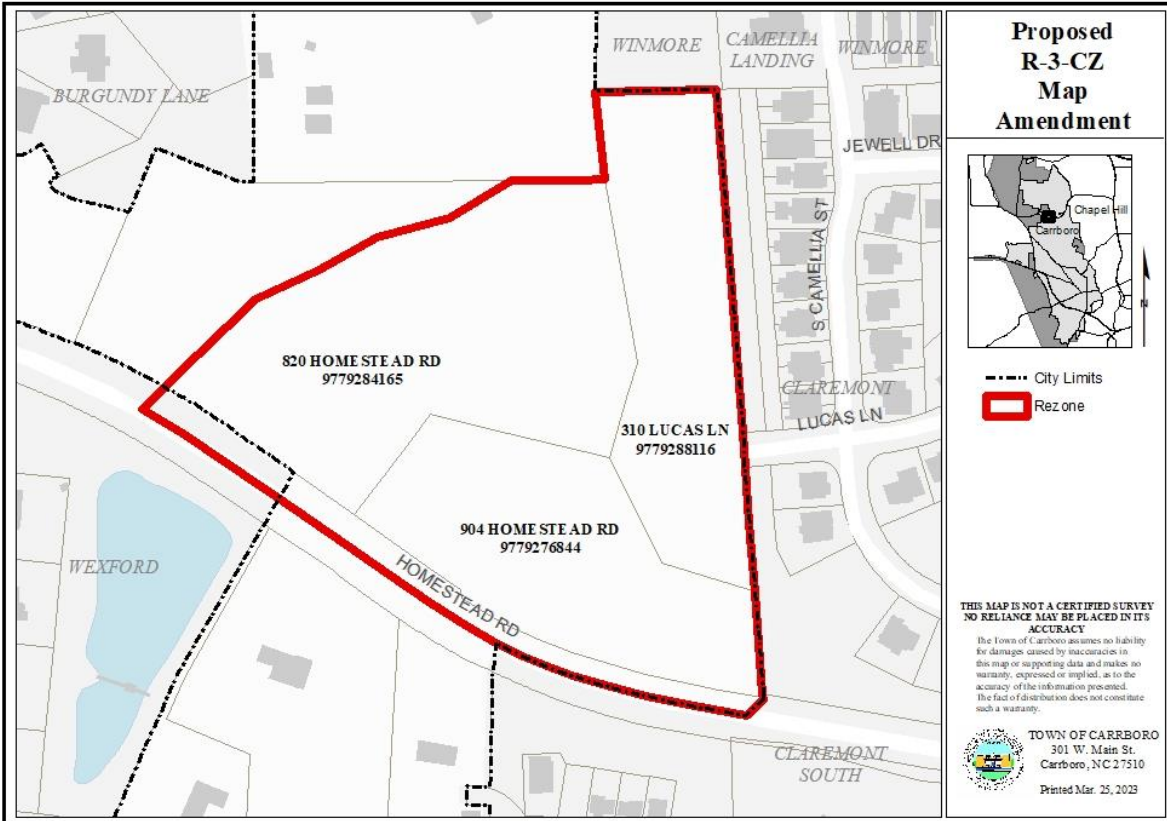
The Town has received a request from Adam and Omar Zinn owners of Parker Louis, LLC, to amend the zoning classification for three contiguous properties located along the north side of Homestead Road, 820 and 904 Homestead Road, and 310 Lucas Lane. The existing properties are zoned R-20 (Residential, 20,000 square feet per dwelling unit). The Zinns are requesting to rezone the properties to R-3-CZ (Residential, 3,000 square feet per dwelling unit, Conditional) to allow for the development of an Architecturally Integrated Subdivision (AIS) including a combination of approximately 27 single-family and 15 multifamily homes, with a maximum of 44 dwelling units. It is anticipated that the multifamily units would be triplexes or a combination of duplexes and triplexes. Should the Council approve the zoning map amendment, the Zinns would follow with an application for a special use permit-A; the SUP-A would involve a separate public hearing. **A map showing the property locations is provided on the reverse side of this letter.**

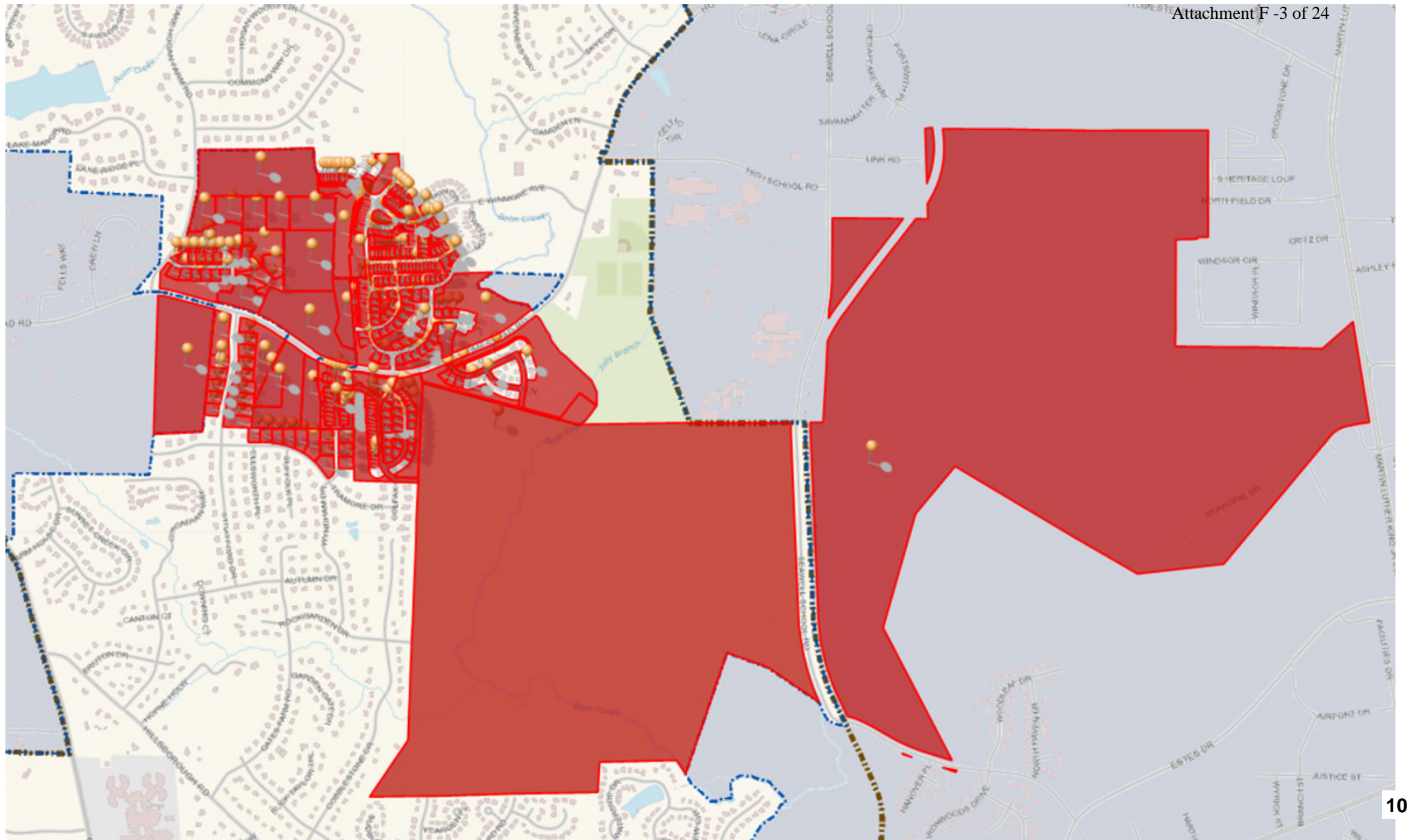
**The Town Council of the Town of Carrboro will hold a public hearing to consider this request on Tuesday, June 6, 2023 at 7:00 PM or as soon after as it can be heard, in Room 110, Carrboro Town Hall located at 301 West Main Street.** You are invited to attend this hearing and to make your opinions on the requested zoning map amendment known.

Additional information regarding the zoning map amendment under consideration is available from the Planning Department located at Carrboro Town Hall and will also be available on the Town's website a few days before the meetings. The Town Council's agenda materials for the public hearings may be found at <https://carrboro.legistar.com/Calendar.aspx> the Friday before the meeting. Substantial changes to the proposed amendment to the Town's zoning map may be made following the public hearing. If you have questions, or would like additional information, please feel free to contact Tina Moon at (919) 918-7325 or [cmoon@carrboronc.gov](mailto:cmoon@carrboronc.gov).

**Proposed Zoning Map Amendments**  
820 and 904 Homestead Road, and 310 Lucas Lane

**May 26, 2023**  
Page 2 of 2





NULL  
NULL, NULL NULL

230 EAST WINMORE LLC  
124 STONERIDGE DR  
CHAPEL HILL, NC 27514

ABISOGUN ABISOYE  
205 S CAMELLIA ST  
CHAPEL HILL, NC 27516

ABUIN ALEJANDRO  
RACHAEL JONES ABUIN  
101 ORLANDO PLACE  
CHAPEL HILL, NC 27516

ADUSUMILLI SATYA  
18 LILAC CT  
EAST BRUNSWICK, NJ 8816

AGANO YUKO  
MATTHEW HENSLEY  
201 DELLA ST  
CHAPEL HILL, NC 27516

AHN BYEONG H  
DA E LEE  
127 KILEY ST  
CHAPEL HILL, NC 27516

ALANI NAZMIN  
ARZINA ALANI  
212 SHARP ST  
CHAPEL HILL, NC 27516

ALEXANDER MARK K  
KARMIEL B ALEXANDER  
306 WYNDHAM DR  
CHAPEL HILL, NC 27516

ALLAN ELIZABETH  
127 LARKIN LN  
CHAPEL HILL, NC 27516

ALLEN JENNIFER L  
103 KILEY ST  
CHAPEL HILL, NC 27516

ALLU MOHANA RAO  
VENKATALAKSHMI THINANA  
106 PHILIPS SQ  
CHAPEL HILL, NC 27516

ALOMAR ANTONIO B  
SUSANA D PIQUE  
425 CLAREMONT DR  
CHAPEL HILL, NC 27516

ALTUN ERSAN  
CEYLAN CAKIT ALTUN  
109 BURGUNDY LN  
CHAPEL HILL, NC 27516

APOSTOLOV VLADIMIR V  
MARGARITA I APOSTOLOVA  
221 S CAMELLIA ST  
CHAPEL HILL, NC 27516

ASHER GARY  
BARBARA BOSSEN  
407 S CAMELLIA ST  
CHAPEL HILL, NC 27516

AWONIYI MUYIWA EMMANUEL  
KRISTIN MCARTHUR  
126 LARKIN LN  
CHAPEL HILL, NC 27516

AYCOCK CLAIBORNE BENSON JR  
DEBRA G AYCOCK  
301 TRAMORE DR  
CHAPEL HILL, NC 27516

BABCOCK BROOKS ROBERT  
NANCY T BABCOCK  
305 TRAMORE DR  
CHAPEL HILL, NC 27516

BACHENHEIMER AARON  
ELIZABETH BACHENHEIMER  
105 BELLAMY LN  
CHAPEL HILL, NC 27516

BALTIC PROPERTIES LLC  
5323 GRIFFITH PARK RD  
RALEIGH, NC 276131444

BARNES JOSEPH STEVEN  
KETA JONES BARNES  
108 BURGUNDY LN  
CHAPEL HILL, NC 27516

BARRETT EUGENE J  
MATTHEW BARRETT  
410 S CAMELLIA ST  
CHAPEL HILL, NC 27516

BARRON NATANIA  
MICHAEL HARRISON  
305 DELLA ST  
CHAPEL HILL, NC 27516

BARTHOLOMEW JEFFREY L  
LAURA L BARTHOLOMEW  
610 S CAMELLIA ST  
CHAPEL HILL, NC 27516

BEETHAM MICHAEL TRUSTEE  
412 JEWELL DR  
CHAPEL HILL, NC 27516

BELL ANDRE E  
YOLANDA D KELLER BELL  
217 LUCAS LN  
CHAPEL HILL, NC 27516

BELTRAN MARCELA ZARATE  
LUIS GUILLERMO VASQUEZ OLAYA  
209 W WINMORE AVE  
CHAPEL HILL, NC 27516

BERKOWITZ JOSHUA NORSTROM TRUSTEE  
CHRISTINA MARIE TRUSTEE BERKOWITZ  
301 E WINMORE AVE  
CHAPEL HILL, NC 27516

BERMAN KEVIN D  
JILL L BERMAN  
403 JEWELL DR  
CHAPEL HILL, NC 27516



BERNGARTT JOHN  
RHONDA DALY  
119 LARKIN LN  
CHAPEL HILL, NC 27516

BHANSALI DIVYA  
LISA VIZER  
139 LARKIN LN  
CHAPEL HILL, NC 27516

BHUPAL BALWINDER  
JASMINDER BHUPAL  
1817 SPRING OVERLOOK LN  
CHAPEL HILL, NC 27514

BISCHOFF STEVEN MICHAEL  
ANNA VIRGINIA FRONEBERGER  
133 BURGUNDY LN  
CHAPEL HILL, NC 27516

BLOCKER PROPERTIES II LLC  
8620 LAKE HOGAN FARM RD  
CHAPEL HILL, NC 27516

BLUMBERG JEFFREY M  
MOLLY WHITTINGTON  
103 STRATFORD DR  
CHAPEL HILL, NC 27516

BOATWRIGHT COLIN B  
302 JEWELL DR  
CHAPEL HILL, NC 27516

BOLTON KENNETH W  
MARGARET A BOLTON  
304 DELLA ST  
CHAPEL HILL, NC 27516

BORUN ALEXANDER G  
MYRNA L BORUN  
117 DELLA ST  
CHAPEL HILL, NC 27516

BOWMAN WILLIAM A  
468 CLAREMONT DR  
CHAPEL HILL, NC 27516

BRACH PAUL G  
HOLLY A TIEMANN  
120 LARKIN LN  
CHAPEL HILL, NC 27516

BROWN MICHELLE J  
JODY C BROWN  
300 JEWELL DR  
CHAPEL HILL, NC 27516

BUCKNER TAMMY G  
RITCH BUCKNER  
605 S CAMELLIA ST  
CHAPEL HILL, NC 27516

BUNCH WILLIAM H  
DONNA O BUNCH  
601 LAKE HOGAN LANE  
CHAPEL HILL, NC 27516

BURGUNDY LANE HOA INC  
104 PAINTED TURTLE LN  
CHAPEL HILL, NC 27516

BURGUNDY LANE HOA INC  
104 PAINTED TURTLE LN  
CHAPEL HILL, NC 27516

BURGUNDY LANE HOA INC  
104 PAINTED TURTLE LN  
CHAPEL HILL, NC 27516

BURGUNDY LANE HOMEOWNERS  
ASSOCIATION INC  
104 PAINTED TURTLE LN  
C/O JAMES BRANDEWIE

BURGUNDY LANE HOMEOWNERS  
ASSOCIATION INC  
104 PAINTED TURTLE LN  
CHAPEL HILL, NC 27516

BURGUNDY LANE HOMEOWNERS  
ASSOCIATION INC  
104 PAINTED TURTLE LN  
CHAPEL HILL, NC 27516

CAI LUOYI  
209 S CAMELLIA ST  
CHAPEL HILL, NC 27516

CALDERON ANGELA  
ANDRES CALDERON  
125 E WINMORE AVE  
CHAPEL HILL, NC 27516

CALHOUN WILLIAM JAMES  
LINH N CALHOUN  
404 S CAMELLIA ST  
CHAPEL HILL, NC 27516

CAO YANGUANG  
JIE ZHAO  
304 JEWELL DR  
CHAPEL HILL, NC 27516

CAPKOV VENTURES INC  
P O BOX 16815  
CHAPEL HILL, NC 27516

CAREY MARK C  
ERIN T CAREY  
104 LARKIN LN  
CHAPEL HILL, NC 27516

CARNEIRO KEVIN  
LIANE CARNEIRO  
601 S CAMELLIA ST  
CHAPEL HILL, NC 27516

CARTER MELANIE DAWN TRUSTEE  
248 VERMILLION LN  
CHAPEL HILL, NC 27516

CASE RANDY S TRUSTEE  
JOANN Y TRUSTEE CASE  
108 STRATFORD DR  
CHAPEL HILL, NC 27516

CAUSLEY MARTIN  
ELIZABETH HOOKS  
600 S CAMELLIA ST  
CHAPEL HILL, NC 27516

CENTRAL TONWHOMES AT WINMORE OWNE  
ASSOC INC  
15401 WESTON PKWY  
STE 175

CHAKRABORTY SAMARJIT  
SUPARNA GOSWAMI  
212 JEWELL DR  
CHAPEL HILL, NC 27516

CHANEY EDWARD T  
AMANDA S HITCHCOCK  
100 DELLA ST  
CHAPEL HILL, NC 27516

CHARLES HOUSE ASSOCIATION  
7511 SUNRISE RD  
CHAPEL HILL, NC 27514

CHEN CHIEN H  
FANG CHING YE H  
360 N RIDGE CIRCLE  
BOONE, NC 28607

CHEN FULIN  
LILING LI  
113 STRATFORD DR  
CHAPEL HILL, NC 27516

CHEN YOUJUN  
XU TIAN  
101 DELLA ST  
CHAPEL HILL, NC 27516

CHENNURU RAVI K  
NARSA GADDAM  
117 E WINMORE AVE  
CHAPEL HILL, NC 27516

CHT LANDINGS LLC  
PO BOX 2315  
C/O COMMUNITY HOME TRUST  
CHAPEL HILL, NC 27515

CHT LANDINGS LLC  
PO BOX 2315  
C/O COMMUNITY HOME TRUST  
CHAPEL HILL, NC 27515

CHT LANDINGS LLC  
PO BOX 2315  
C/O COMMUNITY HOME TRUST  
CHAPEL HILL, NC 27515

CID JAVIER  
LISA M PAULIN  
500 S CAMELLIA ST  
CHAPEL HILL, NC 27516

CLAREMONT HOMEOWNERS ASSOC  
180 PROVIDENCE RD  
STE 1-B  
CHAPEL HILL, NC 27514

CLAREMONT HOMEOWNERS ASSOCIATION  
180 PROVIDENCE RD  
STE 1-B  
CHAPEL HILL, NC 27514

CLAREMONT HOMEOWNERS ASSOCIATION  
180 PROVIDENCE RD  
STE 1-B  
CHAPEL HILL, NC 27514

CLAREMONT HOMEOWNERS ASSOCIATION  
180 PROVIDENCE RD  
STE 1-B  
CHAPEL HILL, NC 27514

CLAREMONT HOMEOWNERS ASSOCIATION  
PO BOX 1866  
PITTSBORO, NC 27312

CLAREMONT HOMEOWNERS ASSOCIATION  
180 PROVIDENCE RD  
STE 1-B  
CHAPEL HILL, NC 27514

CLAREMONT HOMEOWNERS ASSOCIATION II  
PO BOX 1866  
PITTSBORO, NC 27312

CLAREMONT HOMEOWNERS ASSOCIATION II  
180 PROVIDENCE RD SUITE 1-B  
CHAPEL HILL, NC 27514

CLAREMONT HOMEOWNERS ASSOCIATION II  
P O BOX 1866  
PITTSBORO, NC 27312

CLARK CARLOS  
AMANDA CLARK  
242 VERMILLION LN  
CHAPEL HILL, NC 27516

COMMUNITY HOME TRUST  
PO BOX 2315  
CHAPEL HILL, NC 27515

COMMUNITY HOME TRUST  
PO BOX 2315  
CHAPEL HILL, NC 27515

COMMUNITY HOME TRUST  
PO BOX 2315  
CHAPEL HILL, NC 27515

COMMUNITY HOME TRUST  
PO BOX 2315  
CHAPEL HILL, NC 27515

COMMUNITY HOME TRUST  
PO BOX 2315  
CHAPEL HILL, NC 27515

COMMUNITY HOME TRUST  
PO BOX 2315  
CHAPEL HILL, NC 27515

COMMUNITY HOME TRUST  
P O BOX 2315  
CHAPEL HILL, NC 27515

COMMUNITY HOME TRUST  
PO BOX 2315  
CHAPEL HILL, NC 27515

COMMUNITY HOME TRUST  
PO BOX 2315  
CHAPEL HILL, NC 27515

COMMUNITY HOME TRUST  
PO BOX 2315  
CHAPEL HILL, NC 27515

COMMUNITY HOME TRUST  
PO BOX 2315  
CHAPEL HILL, NC 27515

COMMUNITY HOME TRUST  
P O BOX 2315  
CHAPEL HILL, NC 27515

CONRAD KATHERINE M  
116 DELLA ST  
CHAPEL HILL, NC 27516

COOK SUZANNE F  
624 LAKE HOGAN LN  
CHAPEL HILL, NC 27516

COTTRELL ANTHONY L  
CLARA R COTTRELL  
107 STRATFORD DR  
CHAPEL HILL, NC 27516

COWELL DOUGLAS GEOFFREY  
447 CLAREMONT DR  
CHAPEL HILL, NC 27516

COWLES NORINA ROSE ELLEN  
104 S CAMELLIA ST  
CHAPEL HILL, NC 27516

CRAWFORD BRIAN  
KELLY KILBURN  
405 WYNDHAM DR  
CHAPEL HILL, NC 27516

CREWS CORINNE HESTER  
CONNOR HARRIS CREWS  
414 S CAMELLIA ST  
CHAPEL HILL, NC 27516

CTSA CONSULTING LLC  
107 BARTON LANE  
CHAPEL HILL, NC 27516

DANIELS BENJAMIN ROWELL  
ELIZABETH EDWARDS DANIELS  
201 LUCAS LN  
CHAPEL HILL, NC 27516

DARLING TIMOTHY J  
ELGHAR DARLING  
213 LUCAS LN  
CHAPEL HILL, NC 27516

DAVIES JOHN H III  
TRACY R DAVIES  
115 BURGUNDY LN  
CHAPEL HILL, NC 27516

DAVIES SCOTT NORRIS  
ADRIAN RAWSON DAVIES  
236 VERMILLION LN  
CHAPEL HILL, NC 27516

DEAN AMY  
412 CLAREMONT DR  
CHAPEL HILL, NC 27516

DIAL NICOLE G  
316 DELLA ST  
CHAPEL HILL, NC 27516

DIAMOND JEFFREY A  
MOLLY A DIAMOND  
308 JEWELL DR  
CHAPEL HILL, NC 27516

DIAZ SANCHEZ DAVID TRUSTEE  
MELLA LOUISE TRUSTEE DIAZ  
106 LANDING DR  
CHAPEL HILL, NC 27514

DINGEMANS THEO  
RENEE DE KRUIF  
100 ATTERBURY ST  
CHAPEL HILL, NC 27516

DONTHINENI SRIVALLI  
36335 CYPRESS GLEN AVE  
PRAIREVILLE, LA 70769

DUMITRU RAZVAN V  
RALUCA DUMITRU  
216 DELLA ST  
CHAPEL HILL, NC 27516

DUTTON HANLON AMBER  
SEAN HANLON  
111 STRATFORD DR  
CHAPEL HILL, NC 27516

DWORSCHAK DORIS TRUSTEE  
465 CLAREMONT DR  
CHAPEL HILL, NC 27516

EHRMANN BENJAMIN N  
BRANDIE M EHRMANN  
106 STRATFORD DR  
CHAPEL HILL, NC 27516

EKE CHIEDOZIE  
CHINELO EKE  
113 E WINMORE AVE  
CHAPEL HILL, NC 27516

EMANUELE MICHAEL J  
KELLEM A EMANUELE  
108 ATTERBURY ST  
CHAPEL HILL, NC 27516

EVENS NOAH  
EMILY EVENS  
101 STRATFORD DR  
CHAPEL HILL, NC 27516

EVERS JEANNE F  
MICHAEL EVERS  
220 DELLA ST  
CHAPEL HILL, NC 27516

FEIN AARON  
YEE F YUEN  
114 AIRLIE DR  
CHAPEL HILL, NC 27516

FERNANDES JOSE JR  
JEANNE E LOVMO  
109 LARKIN LN  
CHAPEL HILL, NC 27516

FIORITO AGUSTIN A  
MARIA FIORITO  
208 LEGENDS WAY  
CHAPEL HILL, NC 27516

FLEMING GREGORY A  
SLOAN B FLEMING  
105 BURGUNDY LN  
CHAPEL HILL, NC 27516

FOREMAN AARON C  
JENNIFER S FOREMAN  
115 LARKIN LN  
CHAPEL HILL, NC 27516

FOSTER MATTHEW C  
JOHANNA H FOSTER  
320 E WINMORE AVE  
CHAPEL HILL, NC 27516

FREEMAN JASON S  
STACY M FREEMAN  
405 CLAREMONT DR  
CHAPEL HILL, NC 27516

FUTURE HOMES BY JIM THOMPSON INC  
1105 CLASSIC RD  
APEX, NC 27539

GADDAM NARSA  
CRP SERVICES LLC  
422 WAVERLY HILLS DR  
CARY, NC 27519

GALLAGHER KRISTALYN  
415 CLAREMONT DR  
CHAPEL HILL, NC 27516

GALVEZ ALONSO HELEN  
114 KILEY ST  
CHAPEL HILL, NC 27516

GARBUTT MARY H  
THOMAS A EDWARDS  
441 CLAREMONT DR  
CHAPEL HILL, NC 27516

GARCIA EDGARDO R  
818 HOMESTEAD RD  
CHAPEL HILL, NC 275168793

GAYNES BRADLEY N  
CAROL A EPLING  
401 TRAMORE DR  
CHAPEL HILL, NC 275164642

GEBHART KARL F  
CATHERINE A GEBHART  
5641 MOUNTAIN BREEZE DR  
CHATTANOOGA, TN 37421

GERSHON TIMOTHY R  
LORI A RICHMOND GERSHON  
401 JEWELL DR  
CHAPEL HILL, NC 27516

GILL MARK F  
213 S CAMELLIA ST  
CHAPEL HILL, NC 27516

GILLETTE KENNETH  
ANGELA GILLETTE  
123 LARKIN LN  
CHAPEL HILL, NC 27516

GILMORE RYAN HUNTER  
KAREN RANKIN GILMORE  
506 S CAMELLIA ST  
CHAPEL HILL, NC 27516

GOLDNER MARK  
MARIA W HUGHES  
325 SUMMERHOUSE DR  
HOLLY RIDGE, NC 28445

GONZALEZ KADY RAE TRUSTEE  
112 ATTERBURY ST  
CHAPEL HILL, NC 27516

GOTAPARTHY PRADEEP  
ARPITHA GOTAPARTHY  
429 BOLTON GRANT DR  
CARY, NC 27519

GRAHAM THOMAS  
ALIA OLSON  
400 CLAREMONT DR  
CHAPEL HILL, NC 27516

GUERRA VIRGINIA A  
312 E WINMORE AVE  
CHAPEL HILL, NC 27516

GULDE JOHN C  
ELIZABETH P BROADWELL  
634 LAKE HOGAN LN  
CHAPEL HILL, NC 27516

GUMPPER RYAN HENRY  
SUELA KHANI  
122 KILEY ST  
CHAPEL HILL, NC 27516

HAINES CAROL A  
303 WYNDHAM DR  
CHAPEL HILL, NC 27516

HAMILTON SUZAN P  
KRISTON K HAMILTON  
208 S CAMELLIA ST  
C/O STEVEN R RYDER

HAMLETT BREON  
NYAH HAMLETT  
128 BURGUNDY LN  
CHAPEL HILL, NC 27516

HANSON RODRICK L  
JESSICA HANSON  
464 CLAREMONT DR  
CHAPEL HILL, NC 27516

HERSHEY DRU  
408 JEWELL DR  
CHAPEL HILL, NC 27516

HINKSON STEVEN  
ALISSA LEVINNESS  
608 S CAMELLIA ST  
CHAPEL HILL, NC 27516

HOBLER MICHAEL  
DIANA HOBLER  
306 JEWELL DR  
CHAPEL HILL, NC 27516

HOELZER MARTHA E  
119 KILEY ST  
CHAPEL HILL, NC 27516

HOGAN WILLIAM F ETAL  
SUSAN L HOGAN  
413 HOMESTEAD RD  
CHAPEL HILL, NC 275167253

HOMESTEAD PARTNERS LLC  
732 SOLOMON RD  
LOUISBURG, NC 27291

HOMESTEAD PARTNERS LLC  
732 SOLOMON RD  
LOUISBURG, NC 27291

HONG JOO S  
111 WEST WINMORE AVE  
CHAPEL HILL, NC 27516

HOUGHTON JEFF  
LAURA MERSINI HOUGHTON  
108 DELLA ST  
CHAPEL HILL, NC 27516

HOWE MATTHEW KELLER  
BETHANY LEIGH HOWE  
134 S CAMELLIA ST  
CHAPEL HILL, NC 27516

HUAN HONG XIN GEORGE  
NAXINE CHANG  
107 BARTON LN  
CHAPEL HILL, NC 27516

HUCHKO MEGAN J  
NICHOLAS G PEARSON  
603 S CAMELLIA ST  
CHAPEL HILL, NC 27516

IN2ITCREATIONS LLC  
207 COMMONS WAY  
CHAPEL HILL, NC 27516

INMAN BRANT A  
MURIELLE T LAFLECHE  
205 LUCAS LN  
CHAPEL HILL, NC 27516

IVES ANDREW J  
CAYLEY ELIZABETH PATER  
PO BOX 775  
CARRBORO, NC 27510

JAIN CONSULTING LLC  
3321 OGLE DR  
CARY, NC 27518

JING LILY  
217 S CAMILLIA ST  
CHAPEL HILL, NC 27516

JOHNSON MARK G  
TANYA JOHNSON  
203 LUCAS LN  
CHAPEL HILL, NC 27516

JOHNSTON CHRISTOPHER M  
JENNIFER L JOHNSTON  
100 STRATFORD DR  
CHAPEL HILL, NC 275167745

JOLLY MAYND  
ESHA BHATNAGAR  
308 WYNDHAM DR  
CHAPEL HILL, NC 275164646

JONES PATRICK  
SHANNON M JONES  
819 HOMESTEAD RD  
CHAPEL HILL, NC 275168794

KAIT JASON ROBERT  
LEIGH ANN JANENE DEMAS  
406 S CAMELLIA ST  
CHAPEL HILL, NC 27516

KALIDINDI BHAVANI  
2807 BLADEN LAKES CV  
APEX, NC 27502

KEARON PATRICK LYNCH  
MARY JANE COTTER  
102 BURGANDY LN  
CHAPEL HILL, NC 27516

KENNEDY PETER JR  
EMILY N KENNEDY  
109 AIRLIE DR  
CHAPEL HILL, NC 27516

KENTFIELD HOMEOWNERS ASSOCIATION INC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

KENTFIELD HOMEOWNERS ASSOCIATION INC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

KENTFIELD HOMEOWNERS ASSOCIATION INC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

KENTFIELD HOMEOWNERS ASSOCIATION INC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

KLEIN HILARY HARRIS  
BENJAMIN KLEIN  
404 JEWELL DR  
CHAPEL HILL, NC 27516

KLEIN KLARA ETAL  
EVAN ZEITLER  
212 LUCAS LN  
CHAPEL HILL, NC 27516

KOBES SOLOMON H  
KIMBERLY S KOBES  
205 DELLA ST  
CHAPEL HILL, NC 27516

KOTHA SRINIVASA  
RAMAKRISHNA BOGGARAPU  
68 HAMILTON HEDGE PL  
CARY, NC 27519

KREIDER STEVEN L  
KELLY KREIDER  
310 JEWELL DR  
CHAPEL HILL, NC 27516

KUEHN CHRISTOPHER  
CYNTHIA KUEHN  
121 BURGUNDY LN  
CHAPEL HILL, NC 27516

KUNA BHANU ETAL  
SRIDHAR YELAKANTI  
115 RAPPORT DR  
CARY, NC 27519

KUNDAKCIOGLU SABRI  
435 CLAREMONT DR  
CHAPEL HILL, NC 27516

LAKHIANI AVINASH S  
MAMTA V BEHL  
2700 JOCKEYS RIDGE TR  
APEX, NC 27502

LAM MCCARTHY MELISSA OE MEI  
MICHAEL GEORGE MCCARTHY  
408 CLAREMONT DR  
CHAPEL HILL, NC 27516

LAPETINA MARIA E  
DAVID B NOLAND  
403 TRAMORE DR  
CHAPEL HILL, NC 27516

LASSITER WILLIAM  
IRINA BENNETT  
1346 OLD COX RD  
SWDS C/O TODD LASSITER

LEE ANDREW  
YUKO MIYAMOTO  
208 LUCAS LN  
CHAPEL HILL, NC 275166077

LEE SEUNG CHUL  
NAYOUNG LEE  
409 WYNDHAM DR  
CHAPEL HILL, NC 27516

LEE TING FANG PAUL  
MAI DOAN  
225 W WINMORE AVE  
CHAPEL HILL, NC 27516

LEE TONG H ETAL  
CHON LEE  
115 STRATFORD DR  
CHAPEL HILL, NC 27516

LEE YOUN O  
NATHAN HAMILTON  
108 SHARP ST  
CHAPEL HILL, NC 27516

LEVINE ARICK  
BERNADETTE LEVINE  
1103 BURNING TREE DR  
CHAPEL HILL, NC 27517

LEWIS CRAIG ANDREW TRUSTEE  
JULIANE TRUSTEE DASOVIC  
138 LARKIN LN  
CHAPEL HILL, NC 27516

LITYNSKI JAMES J  
SUSAN D LITYNSKI  
2518 ANGELINA DRIVE  
NISKAYUNA, NY 12309

LOVE CHAD D  
AMANDA L LOVE  
204 SHARP ST  
CHAPEL HILL, NC 27516

LOVELACE TEMPLE SHARESE  
313 DELLA ST  
CHAPEL HILL, NC 27516

LU CHUNJIN  
RONG JIANG  
300 DELLA ST  
CHAPEL HILL, NC 27516

LU MATTHEW LEE  
QIONG TAO  
105 DELLA ST  
CHAPEL HILL, NC 27516

MACKINNON ROBERT  
SUZANNE MACKINNON  
208 SHARP ST  
CHAPEL HILL, NC 27516

MAK HOMES LLC  
3805 COTTONWOOD DR  
DURHAM, NC 27705

MAK HOMES LLC  
3805 COTTONWOOD DR  
DURHAM, NC 27705

MALHOTRA RAKESH  
GARIMA BHATT  
109 PIANO ST  
CHAPEL HILL, NC 27516

MANNEPALLI SHASHI B  
RADHIKA KATRAGADDA  
10908 BEAMAN CT  
AUSTIN, TX 78750

MANNING JAKLYN C  
112 BURGUNDY LANE  
CHAPEL HILL, NC 27516

MARTIN CHRISTOPHER A  
MICHELLE MARTIN  
109 ORLANDO PL  
CHAPEL HILL, NC 27516

MATTKE CHRISTOPHER  
KRISTIN MATTKE  
142 LARKIN LN  
CHAPEL HILL, NC 27516

MAYES MYONG  
217 W WINMORE AVE  
CHAPEL HILL, NC 27516

MAYO CHRISTOPHER W  
CARRIE S MAYO  
204 DELLA ST  
CHAPEL HILL, NC 27516

MCDUFF ROBERT  
SUSAN MCDUFF  
215 LUCAS LN  
CHAPEL HILL, NC 27516

MCFEE AMY P  
TROY E MCFEE  
204 LUCAS LN  
CHAPEL HILL, NC 27516

MCKOWN MARY E  
308 E WINMORE AVE  
CHAPEL HILL, NC 27516

MEHEN THOMAS CARLOS  
138 S CAMELLIA ST  
CHAPEL HILL, NC 27516

MERKLEIN LESSLEY  
116 S CAMELLIA ST  
CHAPEL HILL, NC 27516

MESTAS CARMELITA KING TRUSTEE  
106 AIRLIE DR  
CHAPEL HILL, NC 27516

MILLER DONALD WALLACE  
147 LARKIN LN  
CHAPEL HILL, NC 27516

MILLER ROBERT S  
VICTORIA M MENDES  
104 STRATFORD DR  
CHAPEL HILL, NC 27516

MILLS APRIL M  
JOSHUA R DOOLEY  
405 JEWELL DR  
CHAPEL HILL, NC 27516

MOORE EUGENE  
VISHA BURKART  
440 CLAREMONT DR  
CHAPEL HILL, NC 27516

MOSER DAVID  
ELIZABETH MOSER  
426 WYNDHAM DR  
CHAPEL HILL, NC 27516

MURPHY ROBERT  
210 JEWELL DR  
CHAPEL HILL, NC 27516

NASH MILDRED LORETTA  
1018 HOMESTEAD RD  
CHAPEL HILL, NC 275168797

NAVARATNAM SRIVALLIPURANANDAN  
RAMANI KANDASAMY  
303 TRAMORE DR  
CHAPEL HILL, NC 27516

NC BOILER PROPERTIES LLC  
123 LAKE HOGAN FARMS RD  
CHAPEL HILL, NC 27516

NCBOILER PROPERTIES LLC  
123 LAKE HOGAN FARM RD  
CHAPEL HILL, NC 27516

NELLURI VENU  
4 BERTIS ADAMS WAY  
WESTBOROUGH, MA 1581

NEUZIL KEVIN  
ELISE CLEMENS  
412 S CAMELLIA ST  
CHAPEL HILL, NC 27516

NEWTON JAMES H  
SUSAN C NEWTON  
405 TRAMORE DR  
CHAPEL HILL, NC 275164642

NORMAN JASON  
KELLY NORMAN  
135 KILEY ST  
CHAPEL HILL, NC 27516

NOVEY BRAD  
SHAMA NOVEY  
305 JEWELL DR  
CHAPEL HILL, NC 27516

OLINGER COLEMAN LAWRENCE  
KRISTEN LORRAINE CHECKSFIELD OLINGER  
122 BURGUNDY LN  
CHAPEL HILL, NC 27516

OPENDOOR PROPERTY TRUST I  
410 N SCOTTSDALE RD  
STE 1600  
TEMPE, AZ 85281

OTAMENDI PHILIP  
MARIA G OTAMENDI  
448 CLAREMONT DR  
CHAPEL HILL, NC 27516

OUKRAINTSEVA SVETLANA ET AL  
ANATOLIY YASHIN  
404 CLAREMONT DR  
CHAPEL HILL, NC 27516

PACE JOHN E  
KATHLEEN A PACE  
130 S CAMELLIA ST  
CHAPEL HILL, NC 27516

PANDYA RAJEEV SHAILESH ET AL  
NARESH CHOWDARY JETTI  
150 PHILIPS SQ  
CHAPEL HILL, NC 27516

PARKER LOUIS LLC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

PARKER LOUIS LLC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

PARKER LOUIS LLC  
301 MONTCLAIR WAY  
CHAPEL HILL, NC 27516

PARKER LOUIS LLC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

PARKER LOUIS LLC  
301 MONTCLAIR WAY  
CHAPEL HILL, NC 27516

PARKER LOUIS LLC  
301 MONTCLAIR WAY  
CHAPEL HILL, NC 27516

PARKER LOUIS LLC  
180 PROVIDENCE RD STE 1B  
CHAPEL HILL, NC 27514

PARKER LOUIS LLC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

PARKER LOUIS LLC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

PARKER LOUIS LLC  
301 MONTCLAIR WAY  
CHAPEL HILL, NC 27516

PARKER LOUIS LLC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

PARKER LOUIS LLC  
180 PROVIDENCE RD STE 1B  
CHAPEL HILL, NC 27514

PARKER LOUIS LLC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

PARKER LOUIS LLC  
180 PROVIDENCE RD STE 1B  
CHAPEL HILL, NC 27514

PARKER LOUIS LLC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

PATEL KETAN A  
MITALI K PATEL  
110 LARKIN LN  
CHAPEL HILL, NC 27516

PATEL SUNNY H  
ASHA N TALATI  
312 DELLA ST  
CHAPEL HILL, NC 27516

PEBBLES REAL ESTATE LLC  
PO BOX 17242  
CHAPEL HILL, NC 27516

PEICH ELI PETER  
SUSAN JEANNE PEICH  
214 S CAMELLIA ST  
CHAPEL HILL, NC 27516

PENDYALA SREENIVASULU  
NEELIMA VATTIGUNTA  
805 UPROCK DR  
CARY, NC 27519

PETERSON DAVID  
ANGELA PETERSON  
112 DELLA ST  
CHAPEL HILL, NC 27516

PITALE PRANAV  
ASHWINI JOSHI  
415 WYNDHAM DR  
CHAPEL HILL, NC 27516

PLANEY DONALD  
ARRIANNA PLANEY  
105 E WINMORE AVE  
CHAPEL HILL, NC 27516

POLLOCK BRAD D  
NORY G POLLOCK  
214 JEWELL DR  
CHAPEL HILL, NC 27516

POLZIEN KRISTEN M  
107 KILEY ST  
CHAPEL HILL, NC 27516

PROCTOR JOHN A  
WENDY K PROCTOR  
104 SHARP ST  
CHAPEL HILL, NC 27516

RAO RAGHAVENDRA N  
CHANDRIKA RAGHAVENDRA RAO  
507 LONEBROOK DR  
CHAPEL HILL, NC 27516

REVERDATTO KONSTANTIN  
ANNA REVERDATTO  
1021 SUNSET MEADOWS  
APEX, NC 27523

REYNOLDS LEONARD D JR  
109 STRATFORD DR  
CHAPEL HILL, NC 275167746

ROBERTS DAVID E  
GILLIAN M ROBERTS  
607 SOUTH CAMELLIA ST  
CHAPEL HILL, NC 27516



ROGERS STEPHEN L  
MICHELLE L SISCHO  
221 W WINMORE AV  
CHAPEL HILL, NC 27516

ROSARIO MIRTA N  
JEAN C ROSARIO MONTALVO  
105 LARKIN LN  
CHAPEL HILL, NC 27516

ROSENTHAL MARK ZACHARY  
KIRSTEN CRAPNELL  
207 LUCAS LN  
CHAPEL HILL, NC 27516

RUBEN MARNY C  
BRYON RUBEN  
120 DELLA ST  
CHAPEL HILL, NC 27516

RYOO KIHYUN  
MICHAEL WANG  
126 S CAMELLIA ST  
CHAPEL HILL, NC 27516

SADOLF JOSHUA SIMON  
LISA TARAKJI SADOLF  
104 ATTERBURY ST  
CHAPEL HILL, NC 27516

SALATINO MARIANO  
MARIA MACARENA SIRES  
604 S CAMELLIA ST  
CHAPEL HILL, NC 27516

SALINAS OSCAR J  
DORIS A YBARRA SALINAS  
606 S CAMELLIA ST  
CHAPEL HILL, NC 27516

SAN PEDRO ELMER C  
MARIA E SAN PEDRO  
246 E WINMORE AVE  
CHAPEL HILL, NC 27516

SCHREIBER CONSTRUCTION LLC  
490 BAYBERRY DR  
CHAPEL HILL, NC 27517

SCHULER REECE J  
ELIZABETH A SCHULER  
304 WYNDHAM DR  
CHAPEL HILL, NC 27516

SCIBORSKI MARK DOUGLAS  
AMY ELIZABETH SCHMITZ SCIBORSKI  
116 BURGUNDY LN  
CHAPEL HILL, NC 27516

SHAH ANKUR  
ANIL KUMAR BHOJANI  
1416 CAYUGA RIVER LN  
CARY, NC 27513

SHARAF MOHAMED W ET AL  
SAHAR SHARAF  
100 S CAMELLIA ST  
CHAPEL HILL, NC 27516

SHAW STEVEN J  
ERIN C SHAW  
131 LARKIN LN  
CHAPEL HILL, NC 27516

SHREVE RICHARD ANTHONY  
146 PHILLIPS SQ  
CHAPEL HILL, NC 27516

SHUPING ROBIN  
KEVIN SHUPING  
324 E WINMORE AVE  
CHAPEL HILL, NC 27516

SHWARTS ARTHUR  
LILIA SHWARTS  
644 LAKE HOGAN LN  
CHAPEL HILL, NC 27516

SIMON MICHAEL S  
ABBE G SIMON  
105 ORLANDO PL  
CHAPEL HILL, NC 27516

SLEY PHILLIP FORD  
ERIN GRAHAM SLEY  
444 CLAREMONT DR  
CHAPEL HILL, NC 27516

SLOMIANYJ OWEN  
JACLYN SLOMIANYJ  
811 HOMESTEAD RD  
CHAPEL HILL, NC 275168794

SMITH HOLNESS KEVIN  
ETSU HUTCHISON MILLER  
108 S CAMELLIA  
CHAPEL HILL, NC 27516

SNOW MARK D  
ELIZABETH W SNOW  
413 SOUTH CAMELIA ST  
CHAPEL HILL, NC 27516

SOBHANI NADIM  
SHANA SOBHANI  
202 S CAMELLIA ST  
CHAPEL HILL, NC 27516

SODEMAN JEFFREY T  
TENLEY T SODEMAN  
143 LARKIN LN  
CHAPEL HILL, NC 27516

SOLUM PROPERTIES LLC  
113 SHADOW RIDGE PL  
CHAPEL HILL, NC 27516

SOLUM PROPERTIES LLC  
113 SHADOW RIDGE PL  
CHAPEL HILL, NC 27516

SOWELL MADISON  
MARILOUISE HARROW  
414 JEWELL DR  
CHAPEL HILL, NC 27516

SPIELER JULIE  
BRUCE ISAACS  
208 DELLA ST  
CHAPEL HILL, NC 27516

SPRINGER MATT LAWRENCE  
SUSAN T R  
102 STRATFORD DR  
CHAPEL HILL, NC 27514

STANTON MARK A  
SUSAN M STANTON  
212 DELLA ST  
CHAPEL HILL, NC 27516

STAWSKY MARIA  
JOSEPH COLE  
101 W WINMORE AVE  
CHAPEL HILL, NC 27516

SUAREZ JORGE ALMODOVAR  
LAURA ORTIZ CUEVAS  
455 CLAREMONT DR  
CHAPEL HILL, NC 27516

SWANSON MEGHAN R  
ERFEN H LIU  
5989 KENSINGTON DR  
PLANO, TX 75093

SWINNEY ROBERT P JR  
STACY H SWINNEY  
508 S CAMELLIA ST  
CHAPEL HILL, NC 27516

SYVERSON ERIK S  
130 KILEY ST  
CHAPEL HILL, NC 27516

TADROS HANI  
DINA M LOUIS  
150 LARKIN LN  
CHAPEL HILL, NC 27516

TAN TERRENCE  
BICH N TAN  
305 WYNDHAM DR  
CHAPEL HILL, NC 27516

TANG XING  
200 DELLA ST  
CHAPEL HILL, NC 27516

TAUB RICHARD  
MARY TAUB  
131 KILEY ST  
CHAPEL HILL, NC 27516

TAVVA KATYAYANI  
RAJENDRA P TAVVA  
108 ALLIANCE CIRCLE  
CARY, NC 27519

TELHAN GAURAV  
EISHA JAIN  
135 LARKIN LN  
CHAPEL HILL, NC 27516

TERHUNE LAUREN A  
DYLAN R TERHUNE  
109 DELLA ST  
CHAPEL HILL, NC 27516

TESORO DEVELOPMENT LLC  
14 SCHEURMAN TERRACE  
WARREN, NJ 7059

TIMMONS FRIEDRICH LAWRENCE  
YELENA NIKOLAEVNA TIMMONS  
104 DELLA ST  
CHAPEL HILL, NC 27516

UNIVERSITY OF N C  
PROPERTY OFFICE CB 1060  
CHAPEL HILL, NC 27599

UPPAL FAMILY TRUST  
272 FOUNTAIN GRASS TER  
FREMONT, CA 94539

VALCHEV RUMEN  
VIOLETA TODOROVA  
123 KILEY ST  
CHAPEL HILL, NC 27516

VANBERG GEORG  
JULIA KRUSE  
706 S CAMELLIA ST  
CHAPEL HILL, NC 27516

VANDERWOUDE PHILIP  
REBECCA VANDERWOUDE  
400 JEWELL DR  
CHAPEL HILL, NC 27516

VOORA MOHAN  
VIPUL SHAH  
3209 CARPENTER CREEK PL  
CARY, NC 27519

WAINIO RYAN  
ELIZABETH WAINIO  
127 BURGUNDY LN  
CHAPEL HILL, NC 27516

WAMBLE DAVID E  
HALEY G WAMBLE  
411 S CAMELLIA ST  
CHAPEL HILL, NC 27516

WANG HUANCHEN  
MEIYAN ZHENG  
209 DELLA ST  
CHAPEL HILL, NC 27516

WANG KYNE M  
JUDY K LAND  
209 LUCAS LN  
CHAPEL HILL, NC 27516

WANG YICHEN  
YANLI WANG  
502 S CAMELLIA ST  
CHAPEL HILL, NC 27516

WEBSTER DAYNA J  
RONALD M WEBSTER  
PO BOX 697  
CARRBORO, NC 27510

WERK STEPHEN R  
LYNN G WERK  
250 VERMILLION LN  
CHAPEL HILL, NC 27516

WEXFORD HOMEOWNERS ASSOCIATION OF  
CHAPEL HILL INC  
124 COBBLESTONE DR  
C/O MICHAEL H HUGHES

WEXFORD HOMEOWNERS ASSOCIATION OF  
CHAPEL HILL INC  
5915 FARRINGTON RD #104  
C/O CAS INC

WHITLEY JONATHAN W  
MEGAN E WHITLEY  
436 CLAREMONT DR  
CHAPEL HILL, NC 27516

WILKES ROBERT WATTLES  
604 LAKE HOGAN LN  
CHAPEL HILL, NC 27516

WILLIAMS DAVID C JR  
MARY H WILLIAMS  
105 STRATFORD DR  
CHAPEL HILL, NC 275167746

WILLIAMS KIM EDMISTON  
407 TRAMORE DR  
CHAPEL HILL, NC 27516

WILLIAMS SCOTT  
BILYANA GEORGIEVA  
216 LUCAS LN  
CHAPEL HILL, NC 27516

WINMORE COMMUNITY ASSOCIATION INC  
PO BOX 99149  
RALEIGH, NC 27615

WINMORE COMMUNITY ASSOCIATION INC  
PO BOX 99149  
RALEIGH, NC 27615

WINMORE COMMUNITY ASSOCIATION INC  
PO BOX 99149  
RALEIGH, NC 27615

WINMORE COMMUNITY ASSOCIATION INC  
PO BOX 99149  
RALEIGH, NC 27615

WINMORE COMMUNITY ASSOCIATION INC  
PO BOX 99149  
RALEIGH, NC 27615

WINMORE COMMUNITY ASSOCIATION INC  
PO BOX 99149  
RALEIGH, NC 27615

WINMORE COMMUNITY ASSOCIATION INC  
PO BOX 99149  
RALEIGH, NC 27615

WINMORE COMMUNITY ASSOCIATION INC  
PO BOX 99149  
RALEIGH, NC 27615

WINMORE COMMUNITY ASSOCIATION INC  
PO BOX 99149  
RALEIGH, NC 27615

WINMORE COMMUNITY ASSOCIATION INC  
PO BOX 99149  
RALEIGH, NC 27615

WINMORE COMMUNITY ASSOCIATION INC  
PO BOX 99149  
RALEIGH, NC 27615

WINMORE COMMUNITY ASSOCIATION INC  
PO BOX 99149  
RALEIGH, NC 27615

WINMORE COMMUNITY ASSOCIATION INC  
PO BOX 99149  
RALEIGH, NC 27615

WINMORE COMMUNITY ASSOCIATION INC  
PO BOX 99149  
RALEIGH, NC 27615

WINMORE COMMUNITY ASSOCIATION INC  
PO BOX 99149  
RALEIGH, NC 27615

WOODHOUSE DIANA  
126 KILEY ST  
CHAPEL HILL, NC 27516

WRZOSEK JAMES A  
AMY R CARMEN  
200 SHARP ST  
CHAPEL HILL, NC 27516

YORKE DIANE ET AL  
BRIAN GREEN  
142 PHILIPS SQ  
CHAPEL HILL, NC 27516

YUAN ZHENHUA  
YANWU ZENG  
309 DELLA ST  
CHAPEL HILL, NC 27516

YUMIKO M PUTNAM TRUST  
225 S CAMELLIA ST  
CHAPEL HILL, NC 27516

ZHANG BAOXIN  
213 W WINMORE AVE  
CHAPEL HILL, NC 27516

ZHANG DAN  
YU SHAO  
110 AIRLIE DR  
CHAPEL HILL, NC 27516

ZHANG XIN  
YAZHONG TAO  
317 DELLA ST  
CHAPEL HILL, NC 27516

ZHOU LOU  
YOLANDA LIU  
312 SILVER CREEK  
CHAPEL HILL, NC 27516

ZIAEE KAYVAN  
KELLY M ZIAEE  
105 W WINMORE AVE  
CHAPEL HILL, NC 27516

ZILLOW HOMES PROPERTY TRUST  
1301 2ND AVE  
FLOOR 31  
SEATTLE, WA 98101

ZINN BROTHERS CONSTRUCTION INC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

ZINN BROTHERS CONSTRUCTION INC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

ZINN BROTHERS CONSTRUCTION INC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

ZINN BROTHERS CONSTRUCTION INC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

ZINN BROTHERS CONSTRUCTION INC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

ZINN BROTHERS CONSTRUCTION INC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

ZINN BROTHERS CONSTRUCTION INC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

ZINN BROTHERS CONSTRUCTION INC  
301 MONTCLAIR  
CHAPEL HILL, NC 27516

ZOU SHULI  
3715 STONEGATE DR  
DURHAM, NC 27705

ZUREK BRIAN  
420 CLAREMONT DR  
CHAPEL HILL, NC 27516

ZURLIENE ANNA CLAIRE TRUSTEE  
602 S CAMELLIA ST  
CHAPEL HILL, NC 27516

ZYLKA MARK JOHN  
LYSE MADELEINE DE BOURGUIGNON  
301 JEWELL DR  
CHAPEL HILL, NC 27516

Occupant  
905 HOMESTEAD RD  
CHAPEL HILL, NC 27516

Occupant  
102 STRATFORD DR  
CHAPEL HILL, NC 27516

Occupant  
902 HOMESTEAD RD  
CHAPEL HILL, NC 27516

Occupant  
316 E WINMORE AVE  
CHAPEL HILL, NC 27516

Occupant  
205 DELLA ST  
CHAPEL HILL, NC 27516

Occupant  
102 PHILIPS SQ  
CHAPEL HILL, NC 27516

Occupant  
110 PHILIPS SQ  
CHAPEL HILL, NC 27516

Occupant  
130 PHILIPS SQ  
CHAPEL HILL, NC 27516

Occupant  
110 KILEY ST  
CHAPEL HILL, NC 27516

Occupant  
220 E WINMORE AVE  
CHAPEL HILL, NC 27516

Occupant  
122 PHILIPS SQ  
CHAPEL HILL, NC 27516

Occupant  
126 PHILIPS SQ  
CHAPEL HILL, NC 27516

Occupant  
420 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
118 PHILIPS SQ  
CHAPEL HILL, NC 27516

Occupant  
607 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
413 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
138 PHILIPS SQ  
CHAPEL HILL, NC 27516

Occupant  
134 PHILIPS SQ  
CHAPEL HILL, NC 27516

Occupant  
101 E WINMORE AVE  
CHAPEL HILL, NC 27516

Occupant  
106 KILEY ST  
CHAPEL HILL, NC 27516

Occupant  
250 E WINMORE AVE  
CHAPEL HILL, NC 27516

Occupant  
210 E WINMORE AVE  
CHAPEL HILL, NC 27516

Occupant  
100 N CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
108 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
118 KILEY ST  
CHAPEL HILL, NC 27516

Occupant  
418 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
422 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
434 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
810 HOMESTEAD RD  
CHAPEL HILL, NC 27516

Occupant  
111 KILEY ST  
CHAPEL HILL, NC 27516

Occupant  
200 E WINMORE AVE  
CHAPEL HILL, NC 27516

Occupant  
146 PHILIPS SQ  
CHAPEL HILL, NC 27516

Occupant  
121 DELLA ST  
CHAPEL HILL, NC 27516

Occupant  
304 E WINMORE AVE  
CHAPEL HILL, NC 27516

Occupant  
202 E WINMORE AVE  
CHAPEL HILL, NC 27516

Occupant  
120 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
426 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
428 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
430 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
432 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
101 ORLANDO PL  
CHAPEL HILL, NC 27516

Occupant  
901 HOMESTEAD RD  
CHAPEL HILL, NC 27516

Occupant  
212 SHARP ST  
CHAPEL HILL, NC 27516

Occupant  
115 KILEY ST  
CHAPEL HILL, NC 27516

Occupant  
240 E WINMORE AVE  
CHAPEL HILL, NC 27516

Occupant  
402 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
424 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
114 PHILIPS SQ  
CHAPEL HILL, NC 27516

Occupant  
416 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
230 E WINMORE AVE  
CHAPEL HILL, NC 27516

Occupant  
121 E WINMORE AVE  
CHAPEL HILL, NC 27516

Occupant  
408 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
400 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
113 DELLA ST  
CHAPEL HILL, NC 27516

Occupant  
150 PHILIPS SQ  
CHAPEL HILL, NC 27516

Occupant  
212 E WINMORE AVE  
CHAPEL HILL, NC 27516

Occupant  
110 ANDYS LN  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 205  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 306  
CHAPEL HILL, NC 27516

Occupant  
220 S CAMELLIA ST UNIT# 301  
CHAPEL HILL, NC 27516

Occupant  
128 ANDYS LN  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 404  
CHAPEL HILL, NC 27516

Occupant  
220 S CAMELLIA ST UNIT# 203  
CHAPEL HILL, NC 27516

Occupant  
100 ANDYS LN UNIT# 200  
CHAPEL HILL, NC 27516

Occupant  
220 S CAMELLIA ST UNIT# 205  
CHAPEL HILL, NC 27516

Occupant  
100 ANDYS LN UNIT# 401  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 402  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 401  
CHAPEL HILL, NC 27516

Occupant  
220 S CAMELLIA ST UNIT# 304  
CHAPEL HILL, NC 27516

Occupant  
100 ANDYS LN UNIT# 304  
CHAPEL HILL, NC 27516

Occupant  
100 ANDYS LN UNIT# 301  
CHAPEL HILL, NC 27516

Occupant  
118 ANDYS LN  
CHAPEL HILL, NC 27516

Occupant  
100 ANDYS LN UNIT# 101  
CHAPEL HILL, NC 27516

Occupant  
124 ANDYS LN  
CHAPEL HILL, NC 27516

Occupant  
132 ANDYS LN  
CHAPEL HILL, NC 27516

Occupant  
100 ANDYS LN UNIT# 402  
CHAPEL HILL, NC 27516

Occupant  
100 ANDYS LN UNIT# 303  
CHAPEL HILL, NC 27516

Occupant  
114 ANDYS LN  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 303  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 204  
CHAPEL HILL, NC 27516

Occupant  
220 S CAMELLIA ST UNIT# 305  
CHAPEL HILL, NC 27516

Occupant  
220 S CAMELLIA ST UNIT# 204  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 305  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 403  
CHAPEL HILL, NC 27516

Occupant  
100 ANDYS LN UNIT# 102  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 301  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 408  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 202  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 406  
CHAPEL HILL, NC 27516

Occupant  
116 ANDYS LN  
CHAPEL HILL, NC 27516

Occupant  
220 S CAMELLIA ST UNIT# 202  
CHAPEL HILL, NC 27516

Occupant  
220 S CAMELLIA ST UNIT# 201  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 203  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 100  
CHAPEL HILL, NC 27516

Occupant  
220 S CAMELLIA ST UNIT# 303  
CHAPEL HILL, NC 27516

Occupant  
130 ANDYS LN  
CHAPEL HILL, NC 27516

Occupant  
100 ANDYS LN UNIT# 302  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 206  
CHAPEL HILL, NC 27516

Occupant  
112 ANDYS LN  
CHAPEL HILL, NC 27516

Occupant  
126 ANDYS LN  
CHAPEL HILL, NC 27516

Occupant  
220 S CAMELLIA ST UNIT# 102  
CHAPEL HILL, NC 27516

Occupant  
220 S CAMELLIA ST UNIT# 101  
CHAPEL HILL, NC 27516

Occupant  
120 ANDYS LN  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 405  
CHAPEL HILL, NC 27516

Occupant  
122 ANDYS LN  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 302  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 201  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 208  
CHAPEL HILL, NC 27516

Occupant  
100 ANDYS LN UNIT# 202  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 308  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 304  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 207  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 407  
CHAPEL HILL, NC 27516

Occupant  
300 S CAMELLIA ST UNIT# 307  
CHAPEL HILL, NC 27516

Occupant  
414 JEWELL DR  
CHAPEL HILL, NC 27516

Occupant  
217 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
142 S CAMELLIA ST  
CHAPEL HILL, NC 27516

Occupant  
111 W WINMORE AVE  
CHAPEL HILL, NC 27516

Occupant  
456 CLAREMONT DR  
CHAPEL HILL, NC 27516

Occupant  
460 CLAREMONT DR  
CHAPEL HILL, NC 27516



Occupant  
416 CLAREMONT DR  
CHAPEL HILL, NC 27516

Occupant  
452 CLAREMONT DR  
CHAPEL HILL, NC 27516

Occupant  
428 CLAREMONT DR  
CHAPEL HILL, NC 27516

Occupant  
432 CLAREMONT DR  
CHAPEL HILL, NC 27516

Occupant  
132 LARKIN LN  
CHAPEL HILL, NC 27516

Occupant  
112 BURGUNDY LN  
CHAPEL HILL, NC 27516

Occupant  
120 BELLAMY LN  
CHAPEL HILL, NC 27516

Occupant  
220 S CAMELLIA ST UNIT# 302  
CHAPEL HILL, NC 27516

Occupant  
100 ANDYS LN UNIT# 201  
CHAPEL HILL, NC 27516

Occupant  
206 BELLAMY LN  
CHAPEL HILL, NC 27516

## Buyers

	TUCCILLO, FRANK 230 VERMILLION LN CHAPEL HILL NC 27516	THANGAVEL, DEEPA 680 BOGALUSA CT FREMONT CA 94539
THIEME, STEFFEN 401 JEWELL DR CHAPEL HILL NC 275116	HART, KIMBERLY WARD 100 S CAMELLIA ST CHAPEL HILL NC 27516	CHRISTIANS, CAROLYN O 105 W WINMORE AVE CHAPEL HILL NC 27516
KUMAR, MANISH 406 WYNDHAM DR CHAPEL HILL NC 27516	NEWPORT, COREY 414 WYNDHAM DR CHAPEL HILL NC 27516	FOLCH, CHRISTINE 208 S CAMELLIA ST CHAPEL HILL NC 27516
LU, JIANGANG 104 N CAMELLIA ST CHAPEL HILL NC 27516	PANDYA, RAJEEV SHAILESH 4017 PINEY GAP DR CHAPEL HILL NC 27516	NUSSBAUM, JOSEPH TRUSTEE 104 LARKIN LN CHAPEL HILL NC 27516
GARDNER, SCOTT TIMOTHY 310 JEWELL DR CHAPEL HILL NC 27516	PATEL, SUNNY H 213 LUCAS LN CHAPEL HILL NC 27516	MOHAN, NILESH 112 BURGUNDY LANE CHAPEL HILL NC 27516
EQUITY TRUST COMPANY ROBERT C MARSHALL JR IRA, C/O ROBERT MARSHALL PO BOX 570914 ATLANTA, GA 30357	KRISHNASAMY, SENTHILKUMAR 435 WYNDHAM DR CHAPEL HILL NC 27516	JUNZHI LIN 430 WYNDHAM DR CHAPEL HILL NC 27516
DOLL, BRADLEY 214 JEWELL DR CHAPEL HILL NC 27516	JORDAN, KATHERINE KLYLIE REID 105 DELLA ST CHAPEL HILL NC 27516	BLOOMFIELD, JEFFREY LEE JR 200 SHARP ST CHAPEL HILL NC 27516
JONES, BRIAN DRU 206 BELLAMY ST CHAPEL HILL NC 27516	BUNYI, MICHAEL ET AL 258 E WINMORE AVE CHAPEL HILL NC 27516	JIANG, AN LI 117 RUSKIN DR CHAPEL HILL NC 27516
HARIRI, FAROUK ADNAN 104 S CAMELLIA ST CHAPEL HILL NC 27516	BABII, ANDRII 104 ATTERBURY ST CHAPEL HILL NC 27516	MORRIS, RODNEY 431 WYNDHAM DR CHAPEL HILL NC 27516
TANCINI REAL ESTATE LLC 301 ASHMONT LANE DURHAM NC 27713	RAMM, CASSANDRA JO 423 WYNDHAM DR CHAPEL HILL NC 27516	LAWVERE, SILVANA 111 E WINMORE AVE CHAPEL HILL NC 27516

VOORHIES, ROBERT JAMES  
312 DELLA ST  
CHAPEL HILL NC 27516

SRIV NAVARATNAM TRUSTEE,  
KANDASAMY RAMANI TRUSTEE  
303 TRAMORE DR  
CHAPEL HILL NC 27516

WANG, JINGJING  
410 WYNDHAM DR  
CHAPEL HILL NC 27516

DE GOOIJER WARNER R TRUSTEE,  
TAM IRIS K TRUSTEE  
7204 HASENTREE CLUB DR  
WAKE FOREST NC 27587

MCBROOM, AARON  
602 S CAMELLIA ST  
CHAPEL HILL NC 27516

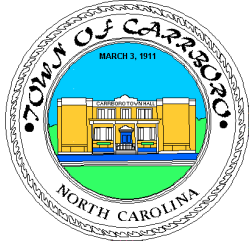
SMITH, JOHN EDWARD  
6520 BRENTWOOD DR  
ZEPHYRHILLS FL 33542

RUCKI, ELIZABETH K  
210 VERMILLION LN  
CHAPEL HILL NC 27516

ZHONG, MING  
301 MONTCLAIR WAY  
CHAPEL HILL NC 27516

FITZGERALD, CHARLES  
350 VERNON ST, APT 501  
OAKLAND CA 94610

PUTT, CHRIS  
200 BELLAMY LN  
CHAPEL HILL NC 27516



## TOWN OF CARRBORO

NORTH CAROLINA

May 26, 2023

RE: Proposed Zoning Map Amendment at 820 and 904 Homestead Road & 310 Lucas Lane

I, Christina R. Moon, do certify that I did cause to have mailed on May 26, 2023, by first class mail, letters informing the owners and non-owner occupants of properties within 1,000 feet of the site of 820 and 904 Homestead Road & 310 Lucas Lane, of the petition to amend the zoning classification from R-20 (Residential, 20,000 square feet per dwelling unit) to R-3-CZ (Residential, 3,000 square feet per dwelling unit, Conditional), to allow for the development of an Architectural Integrated Subdivision, and a possible request for a special use permit-A.

Copies of the mailing list and mailing labels used for this purpose including the person, where applicable, or addresses to whom the notices are recorded in the Planning Department and available by request.

*Christina R. Moon*

---

Christina R. Moon  
Planning Administrator

5/26/2023



# TOWN OF CARRBORO

## Planning Board

***301 West Main Street, Carrboro, North Carolina 27510***

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

**MAY 4, 2023**

## **802 and 904 Homestead Road, and 310 Lucas Lane**

### **Conditional Rezoning to R-3-CZ**

Motion was made by Fray and seconded by Kirkpatrick that the Planning Board recommends that the Town Council approve the draft ordinance, subject to the following additional or replacement conditions

Project should provide traffic calming to slow traffic

Project should provide full vehicular connectivity at Lucas Lane connection to Claremont for access, public safety, and service delivery

Correct typos in condition #4 in draft rezoning ordinance)

Planning Board recommends that the project include greater density, a larger proportion of multi-family residences, and/or accessory dwelling units shall be allowed on any lots that back up on open space.

Rear setbacks for lots should be zero to accommodate accessory dwelling units.

#### **VOTE:**

AYES: (8) Poulton, Foushee, Gaylord-Miles, Clinton, Fray, Scales, Sinclair, Mangum)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2) Amina, Peretin

#### **Associated Findings**

By a unanimous show of hands, the Planning Board membership indicated that no members have any financial interests, nor any close familial, business or other associational relationship to the landowner of the property subject to a rezoning petition that would pose a conflict of interest.

Motion was made by Fray and seconded by Sinclair that the Planning Board of the Town of Carrboro finds the proposed map amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, particularly:

- Affordable Housing Strategies to increase the number of size limited homes for purchase or rent, under 1.1, 2.3, 3.1 and 4.4.;
- Transportation & Mobility Strategies to identify sidewalks along development and design/construct, such as project 2.2;
- Land Use Strategies – to continue to increase residential density in Transition Area 1 and along key transportation corridors in a way that is compatible and interconnects with existing neighborhoods.

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


**VOTE:**

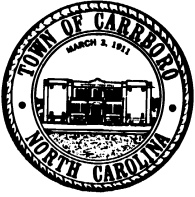
AYES: (8) Poulton, Foushee, Gaylord-Miles, Clinton, Fray, Scales, Sinclair, Mangum)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2) Amina, Peretin

  
\_\_\_\_\_  
(Chair) (Date)  
Vice  
chair



# TOWN OF CARRBORO

***301 West Main Street, Carrboro, North Carolina 27510***

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

**THURSDAY, JUNE 1, 2023**

### **802 and 904 Homestead Road, and 310 Lucas Lane Conditional Rezoning to R-3-CZ**

Motion was made by Swan and seconded by Keefe that the Transportation Advisory Board recommends that the Town Council adopt the draft ordinance with the following recommendations:

1. Consider narrower street widths to prompt slower vehicle speeds in the neighborhood.
2. The TAB is concerned with the language in Condition 6 that the term “cost prohibitive” is too vague and should be further defined.
3. The TAB is concerned with sightlines for westbound traffic on Homestead Road approaching the proposed new intersection. Specific concerns relate to vehicles turning left both into, and out of, the proposed development. The TAB ask that the applicant address those concerns.
4. All infrastructure intended for bicyclists and pedestrians, including the boardwalk, should also be constructed to meet mobility needs of those in wheelchairs or using mobility aides.
5. In agreeance with Condition 5 the TAB recommends adhering to the Town’s connector roads policy.

**VOTE:**

AYES: (Keefe, Jones-Peretto, Swan, Salvesen)

NOES: ( )

ABSTENTIONS: ( )

ABSENT/EXCUSED: ( )

**Associated Findings**

By a unanimous show of hands, the Transportation Advisory Board membership indicated that no members have any financial interests, nor any close familial, business or other associational relationship to the landowner of the property subject to the rezoning petition that would pose a conflict of interest.

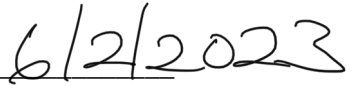
Motion was made by Swan and seconded by Keefe that the Transportation Advisory Board of the Town of Carrboro finds the proposed map amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, particularly:

- Affordable Housing Strategies to increase the number of size limited homes for purchase or rent, under 1.1, 2.3, 3.1 and 4.4.;
- Transportation & Mobility Strategies to identify sidewalks along development and design/construct, such as project 2.2;
- Land Use Strategies – to continue to increase residential density in Transition Area 1 and along key transportation corridors in a way that is compatible and interconnects with existing neighborhoods.

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

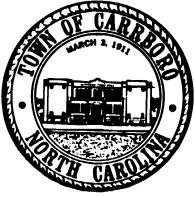


(Chair)



(Date)





## TOWN OF CARRBORO

### Affordable Housing Advisory Commission

***301 West Main Street, Carrboro, North Carolina 27510***

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

**MAY 17, 2023**

### **802 and 904 Homestead Road, and 310 Lucas Lane Conditional Rezoning to R-3-CZ**

Motion was made by Lindsay Griffin and seconded by Heather Nash that the Affordable Housing Advisory Commission recommends that the Town Council approve the draft ordinance.

**VOTE:**

AYES: (3 – Lindsay Griffin, Heather Nash, Betty Curry)

NOES: (0)

ABSTENTIONS: ( 0)

ABSENT/EXCUSED: (2 – Bobby Funk, Amy Singleton)

**Associated Findings**

By a unanimous show of hands, the Affordable Housing Advisory Commission membership indicated that no members have any financial interests, nor any close familial, business or other associational relationship to the landowner of the property subject to a rezoning petition that would pose a conflict of interest.

Motion was made by Lindsay Griffin and seconded by Heather Nash that the Affordable Housing Advisory Commission of the Town of Carrboro finds the proposed map amendment is not consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, particularly:

- Affordable Housing Strategies to increase the number of size limited homes for purchase or rent, under 1.1, 2.3, 3.1 and 4.4.;
- Transportation & Mobility Strategies to identify sidewalks along development and design/construct, such as project 2.2;
- Land Use Strategies – to continue to increase residential density in Transition Area 1 and along key transportation corridors in a way that is compatible and interconnects with existing neighborhoods.

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

**VOTE:**

AYES: (3- Lindsay Griffin, Heather Nash, Betty Curry )

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2- Amy Singleton, Bobby Funk)

Comments:

Noting the density reduction from earlier plans – Since the project does not include the affordable housing expectation in the Land Use Ordinance of allocating 15% of the total number of units that remain affordable to households whose annual gross income equals 80% of the median gross annual income, does this rezoning commit the developer to higher density as outlined, or can they further reduce the density?

---

(Chair)

(Date)

## ARTICLE IX

### ZONING DISTRICTS AND ZONING MAP

#### PART I. ZONING DISTRICTS

**Section 15-141.4 Conditional Zoning Districts. (AMENDED 5/27/08; REWRITTEN 6/22/21)**

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

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

B-1(C)-CZ, B-1(G)-CZ, B-2-CZ, B-3-CZ, B-3-T-CZ, B-4-CZ, CT-CZ, O-CZ, O/A-CZ, M-1-CZ, M-2-CZ, M-3-CZ (AMENDED 4/27/10; 6/23/15; 10/23/18)

There may also be established a HR-CC-CZ zoning district, pursuant to the purpose statement and criteria described in Section 15-136.1.

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

(c) Subject to the provisions of subsections (k), (l), and (n), the uses permissible within a conditional zoning district authorized by this section, and the regulations applicable to property within such a district, shall be those uses that are permissible within and those regulations that are applicable to the conventional use zoning district to which the conditional district corresponds, except as those uses and regulations are limited by conditions imposed pursuant to subsection (f) of this section. For example, property that is rezoned to a B-2-CZ district may be developed in the same manner as property that is zoned B-2, subject to any conditions imposed pursuant to subsection (d). (AMENDED 10/23/18)

- (1) Property that is zoned B-4-CZ may be developed for use classifications 1.231 (duplex, maximum 20% units > 3 bedrooms/dwelling unit), 1.241 (two family apartment, maximum 20% units > 3 bedrooms/dwelling unit), 1.321 (multi-family residences, maximum 20% units > bedrooms/dwelling unit and 1.331 (multi-family, maximum 20% units > 3 bedrooms/dwelling unit) 1 in addition to other uses permissible in the B-4 district, subject to a special use permit-A, and the following: (i) not more than 25% of the total land area covered in this district may be developed for such uses; and (ii) the area developed for such uses shall have a minimum of 1,500 square

*Art. IX ZONING DISTRICTS AND ZONING MAP*

feet per dwelling unit (except that applicable density bonuses shall apply).

- (2) Except as otherwise provided in this section, the uses that are permissible within a M-3-CZ district, and the regulations applicable to property within such a district shall be those uses and those regulations that would be applicable to any property zone M-1-CZ (i.e. excluding specific conditions made applicable to any property zoned M-1-CZ) with the addition of use 3.230.
- (3) Property that is zoned O/A-CZ shall be subject to all regulations applicable to the O/A district (including but not limited to the performance standards set forth in part I of Article XI), except as follows:
  - a. No area less than four contiguous acres and no more than a total of twenty-five (25) acres may be rezoned to the O/A-CZ.
  - b. Uses within the O/A-CZ district shall be limited to those where loading and unloading occurs during daylight hours only.
  - c. Buildings within the O/A-CZ district shall comply with the following standards:
    1. Exterior walls shall be constructed of materials commonly used on the exterior walls of single-family residences (such as brick, stone, wood or fabricated residential lap siding made of hardboard or vinyl).
    2. The pitch of the roof shall have a minimum vertical rise of one foot for every two feet of horizontal run.
    3. Windows shall be of a scale and proportion typically of single-family residences.

(d) When a rezoning petition for a conditional zoning district is submitted (in accordance with Article XX of this chapter), the application shall include a list of proposed conditions (which may be in the form of written statements, graphic illustrations, or any combination thereof) to be incorporated into the ordinance that rezones the property to the requested conditional zoning district. The rezoning petition for a VMU district, described in subsection 15-141.2(g)(1), shall include a master plan as a condition of the approval. **(AMENDED 10/25/16)**

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

*Art. IX ZONING DISTRICTS AND ZONING MAP*

- (1) The petition shall include information that demonstrates that, if the project is completed as proposed, it:
- a. Will not substantially injure the value of adjoining or abutting property; and
  - b. Will be in harmony with the area in which it is to be located. The manner in which a project is designed to accommodate additional building height including, but not limited to, scale, architectural detailing, compatibility with the existing built environment and with adopted policy statements in support of vibrant and economically successful and sustainable, mixed-use, core commercial districts shall be among the issues that may be considered to make a finding that a project is or is not in harmony with the area in which it is to be located. The applicant may use a variety of graphic and descriptive means to illustrate these findings; and
  - c. Will be in general conformity with the Comprehensive Plan, Land Use Plan, long range transportation plans, and other plans officially adopted by the Council. **(AMENDED 3/22/16, 10/25/16)**
- (2) All relative provisions of the Land Use Ordinance shall apply except to the extent that such provisions are superseded by the provisions of this section or any conditions incorporated into the conditional zoning district described in subsection (d) and (f). **(AMENDED 10/25/16)**

(f) The specific conditions proposed by the petitioner or the Town may be modified by the planning staff, advisory boards or Town Council as the rezoning application works its way through the process described in Article XX, but only those conditions mutually approved by the Town and consented to by the petitioner in writing may be incorporated into the zoning regulations. Unless consented to by the petitioner in writing, the town may not require, enforce, or incorporate into the zoning regulations any condition or requirement not authorized by otherwise applicable law, including, without limitation, taxes, impact fees, building design elements within the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or use of land. Conditions and site-specific standards imposed in a conditional district shall be limited to those that address the conformance of the development and use of the site to the requirements of this chapter, or the impacts reasonably expected to be generated by the development or use of the site.

(g) Except as allowed under minor modifications below, all changes to conditional zoning districts are major amendments and shall follow the same process as for the original approval as described in this section and in Article XX. Changes to conditional zoning districts may also require amendments or modifications to associated special use permits, zoning permits or sign permits for the development as pursuant to Section 15-64.

*Art. IX ZONING DISTRICTS AND ZONING MAP*

- (1) Minor modifications in conditional zoning districts may be reviewed and approved administratively subject to the following limitations:

The minor modification:

- a. Does not involve a change in uses permitted or the density overall of the development permitted;
  - b. Is a limited minor change that does not have a substantial impact on neighboring properties, the general public, or those intended to occupy or use the proposed development, such as, without limitation, a minor adjustment to internal road or parking configuration, a minor adjustment to building location, or a minor adjustment to internal tree screening or other landscaping, or a minor adjustment to utility location;
  - c. Does not increase the impacts generated by the development on traffic, stormwater runoff, or similar impacts beyond what was projected for the original development approval;
  - d. Meets all other applicable conditions of the rezoning; and
  - e. Meets all other ordinance requirements.
- (2) For a conditional zoning district applicable to multiple parcels, the owners of individual parcels may apply for a minor modification or major amendment so long as the change would not result in other properties failing to meet the terms of the conditions. Any approved changes shall only be applicable to those properties who owners petition for the change.

(h) A decision on a minor modification may be appealed to the Board of Adjustment as an administrative determination as provided for in subsection 15-93.1. An application for a minor modification does not preclude an applicant from seeking a variance from the Board of Adjustment.

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

(j) Notwithstanding the foregoing, all uses that are permissible in the B-4-CZ zoning district and M-3-CZ zoning district shall require the issuance of a special use permit-A. **(AMENDED 10/23/18)**

(k) Notwithstanding the foregoing, in approving a rezoning to a B-1(g) – CZ zoning district, the Town Council may authorize the property so zoned to be developed at a higher level

*Art. IX ZONING DISTRICTS AND ZONING MAP*

of residential density than that otherwise permissible in B-1(g) zoning districts under Section 15-182 if the rezoning includes conditions that provide for site and building elements that will create a more vibrant and successful community. Site and building elements are intended to be selected from at least three of the following seven areas: stormwater management, water conservation, energy conservation, on-site energy production, alternative transportation, provision of affordable housing, and the provision of public art and/or provision of outdoor amenities for public use. Conditions that may be included to meet the above stated objective include but shall not be limited to the following: **(AMENDED 11/9/11)**

- (1) Reduction in nitrogen loading from the site by at least 8% from the existing condition, as determined by the North Carolina Stormwater Nitrogen and Phosphorus (SNAP) Tool.
- (2) Energy performance in building requirements to meet one or more of the following.
  - a. Achieve 40% better than required in the Model Energy Code, which for NC, Commercial is ASHRAE 90.1-2004-2006 IECC equivalent or better, and Residential is IECC 2006, equivalent or better).
  - b. “Designed to Earn the Energy Star” rating.
  - c. Architecture 2030 goal of a 50 percent fossil fuel and greenhouse gas emission reduction standard measured from the regional (or country) average for that building type.
  - d. AIA goals of integrated, energy performance design, including resource conservation resulting in a minimum 50 percent or greater reduction in the consumption of fossil fuels used to construct and operate buildings.
  - e. LEED certification to achieve 50% CO2 emission reduction, or LEED silver certification
  - f. US Conference of Mayors fossil fuel reduction standard for all new buildings to carbon neutral by 2030.
  - g. Specific energy saving features, including but not limited to the following, are encouraged.
    - i. Use of shading devices and high performance glass for minimizing heating and cooling loads
    - ii. Insulation beyond minimum standards;
    - iii. Use of energy efficient motors/HVAC;
    - iv. Use of energy efficient lighting;
    - v. Use of energy efficient appliances
    - vi. LED or LED/Solar parking lot lighting (50-100% more efficient).
    - vii. Active and passive solar features.
- (3) Provision of onsite facilities (e.g. solar, wind, geothermal) that will provide 5% of electricity demand associated with the project.

*Art. IX ZONING DISTRICTS AND ZONING MAP*

- (4) Use of harvested rainwater for toilet flushing.
- (5) Parking lot meets the standard for a “green” parking lot, per the EPA document Green “Parking Lot Resource Guide.”
- (6) Inclusion of Low Impact Development features.
- (7) Provision of covered bike parking sufficient to provide space for one space per every two residential units.
- (8) Provision of a safe, convenient, and connected internal street system or vehicle accommodation area designed to meet the needs of the expected number of motor vehicle, bicycle, pedestrian, and transit trips.
- (9) Inclusion of at least one (1) parking space for car sharing vehicles.
- (10) Provision of public art and/or outdoor amenities for public use.
- (11) Use of surface materials that reflect heat rather than absorb it.
- (12) Use of devices that shade at least 30% of south-facing and west-facing building facades.
- (13) Provision of affordable housing in accordance with Town policy.

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

(m) For property that is zoned B-4-CZ, the Town Council may approve a special use permit-A that authorizes the tract to be divided into two or more lots, so long as (i) the application for the special use permit-A contains sufficient information to allow the Town Council to approve (and the Council does approve) such subdivision (including without limitation the street system, stormwater control system, open spaces, and all other common areas and facilities outside the boundaries of the subdivided lots) as well as the development of at least one of the lots within the subdivided tract, all in accordance with the applicable standards and requirements of this chapter (i.e. The subdivision and development of such lot(s) require no further review by the Council); and (ii) the application specifies (as a proposed condition on the CUP) the use or uses, maximum height, and maximum floor area of any structure(s) allowed on each lot for which the application does not provide sufficient information to allow development approval by the Council.(Amended 10/23/18)



*Art. IX ZONING DISTRICTS AND ZONING MAP*

- (1) Notwithstanding the provisions of subsection 15-64(d), with respect to lots for which the application for a special use permit-A for the entire tract does not provide sufficient information to allow development approval of such lots by the Council, the Council shall specify (by way of a condition upon the special use permit-A) whether development approval of such lots shall be regarded as an insignificant deviation or a minor modification, or shall require a new application. In making this determination, the Council shall consider the extent to which the initial special use permit-A imposes limitations on the use and design of each such lot beyond the minimum requirements of this section. The Council's determination as to the type of approval of such lots shall apply only to applications that are consistent with the permit previously approved by the Council. Such applications may be submitted by persons who have an interest (as described in Section 15-48) only in such lots, rather than the developer of the entire tract zoned B-4-CZ.
  - (2) Except as provided in subdivision (1) above, the provisions of Section 15-64 and Subsection 15-141.4 shall apply to proposed changes to a special use permit-A issued in connection with a B-4-CZ rezoning.
- (n) For property that is zoned M-3-CZ, pursuant to subsection 15-141.4(c)(2) the following provisions shall apply.
- (1) If the Town Council concludes that a proposed development of property zoned M-3- CZ will contain site and building elements that will create a more vibrant and successful community and provide essential public infrastructure, the Council may approve a special use permit-A that allows up to a specified maximum percentage of the gross floor area of the development to be devoted to any combination of uses 8.100, 8.200, 8.500, 8.600, and 8.700. The specified maximum percentage of the gross floor area of the development that may be devoted to such uses shall be proportional to the extent to which the development provides site and building elements that exceed the basic requirements of this ordinance. Such site and building elements are intended to be selected from the following five areas: stormwater management and water conservation; substantial transportation improvement and alternative transportation enhancement; on-site energy production and energy conservation; creation of new and innovative light manufacturing operations; and the provision of public art and/or provision of outdoor amenities for public use.
  - (2) The following relationships between site and building elements and uses are hereby deemed to satisfy the standard set forth in subdivision (1) of this subsection: (i) up to fifteen percent of the gross floor area of a development approved pursuant to this section may be devoted to any combination of uses 8.100, 8.200, 8.500, 8.600, and 8.700 if the development includes at

*Art. IX ZONING DISTRICTS AND ZONING MAP*

least fifteen percent of the examples of performance measures from the five areas of site and building element categories set forth below; (ii) up to thirty percent of the gross floor area of a development approved pursuant to this section may be devoted to any combination of the foregoing uses if the development includes at least thirty percent of the examples of performance measures from the five areas of site and building element categories set forth below; and (iii) up to forty percent of the gross floor area of a development approved pursuant to this section may be devoted to any combination of the foregoing uses if the development includes at least forty percent of the examples of performance measures from the five areas of site and building element categories set forth below. In addition, the Council may allow up to forty percent of a development approved pursuant to this section to be devoted to any combination of the foregoing uses if it concludes that the development will be making a substantial enough investment in one or more of the performance measures listed below to satisfy the standard set forth in subdivision (1) of this subsection.

**Performance Measures**

<b>Site and Building Element Categories</b>	<b>Examples of Performance Measures</b>
Stormwater management and Water conservation	1) Substantial stormwater retrofits 2) Reduction in nitrogen loading from the site by at least 8 percent from the existing condition, as determined by the Jordan Lake Accounting Tool
Substantial transportation improvement and Alternative transportation enhancement	3) Provision of a safe, convenient, and connected internal street system or vehicle accommodation area designed to meet the needs of the expected number of motor vehicle, bicycle, pedestrian, and transit trips 4) Substantial improvement to public infrastructure, such as enhanced bicycle and pedestrian paths, or access to transit 5) Construction of substantially improved site entrance, intersection
On-site energy production and energy conservation	6) Meets or exceeds standards for LEED Gold certification 7) Installation of active and passive solar features such as sufficient solar arrays to account for 50 percent or more of the electrical usage for the property 8) Use of harvested rainwater for toilet flushing

*Art. IX ZONING DISTRICTS AND ZONING MAP*

	<p>9) Use of devices that shade at least 30 percent of south-facing and west-facing building elevations</p> <p>10) Use of low emissivity (low-e<sup>2</sup>) windows along south-facing and west-facing building elevations</p> <p>11) Installation of attic insulation that exceeds the current building code R-value rating by 35 percent or greater</p> <p>12) Use of geothermal heat system to serve the entire complex</p> <p>13) Use of LED fixtures for parking and street lights</p> <p>14) Meets the Architecture 2030 goal of a 50 percent fossil fuel and greenhouse gas emission reduction standard, measured from the regional (or country) average for that building type or the US Conference of Mayors fossil fuel reduction standard for all new buildings to carbon neutral by 2030</p>
Creation of new and innovative light manufacturing operations	<p>15) The development of clean, innovative light manufacturing operation(s) that creates employment for a more than ten workers</p> <p>16) Incorporates technologies to reduce production waste by 50 percent or more</p>
The provision of public art and/or provision of outdoor amenities for public use	<p>17) Outdoor amenities such as major public art</p> <p>18) Amphitheatre or outdoor theater, outdoor congregating/gathering area</p> <p>19) Outdoor eating facilities</p> <p>20) Outdoor tables with game surfaces, etc.</p>

- (3) In approving a special use permit-A for a development of infill property zoned M-3-CZ, the Council may allow deviations from the otherwise applicable standards relating to public streets as follows:
- a. The Council may approve a curb and gutter street having a right-of-way of not less than 50 feet, travel lanes of not less than 11 feet, divided by a raised concrete median, with a two foot planting strip and a five foot sidewalk if the development provides a separate ten-foot wide paved bike path or shared-use path that constitutes a satisfactory alternative to a bike lane with the street right-of-way if the applicant can demonstrate that the proposed road will provide the functional equivalent to the required street classification standard for all modes of travel from the point of origin to the terminus at the property boundaries.

*Art. IX ZONING DISTRICTS AND ZONING MAP*

- b. The Council may approve a street lighting system consisting of LED lights on 15 foot poles if satisfactory arrangements are made to ensure that all costs associated with the installation, operation, and maintenance of such poles and lights are borne by the developer or the developer's successor, and not the Town.
- c. The Council may approve a street tree planting plan that provides for the installation of fewer 6" caliper trees rather than the planting of more numerous 2" caliper trees required by Section 15-316.

**PART II. ZONING MAP****Section 15-142 Official Zoning Map.**

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

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

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

**Section 15-143 Amendments to Official Zoning Map. (AMENDED 4/27/10; 10/26/10; 9/24/13)**

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

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

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

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

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

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

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

**Section 15-143.5 Lloyd/Broad Overlay District. (AMENDED 6/26/2018)**

## ARTICLE XX

### AMENDMENTS

#### **Section 15-320 Amendments in General.**

(a) Amendments to the text of this chapter or to the zoning map or to the comprehensive plan may be made in accordance with the provisions of this article, or in the case of non-substantive editorial changes, may be made administratively by the planning director, as described in Section 15-38 of this ordinance. **(AMENDED 9/01/87; 6/22/21)**

(b) The term “major map amendment” shall refer to an amendment that addresses the zoning district classification of five or more tracts of land in separate ownership or any parcel of land (regardless of the number of lots or owners) in excess of fifty acres. All other amendments to the zoning district map shall be referred to as “minor map amendments.”

(c) All properties within the University Lake Watershed are zoned WR, B-5, WM-3 or C. As provided in Subsection 15-137(b), no additional areas may be rezoned WM-3 or B-5, and no areas within the University Lake Watershed may be rezoned to any classification other than WR, or C. **(AMENDED 10/15/96)**

(d) The regulations applicable to the watershed districts do, and all amendments to these regulations shall, comply with the water supply watershed protection rules promulgated by the State pursuant to G.S. section 143-214.5. Copies of all amendments to section 15-266 shall be sent to the Department of Environmental Quality (DEQ), Division of Water Resources and the Environmental Management Commission (EMC). **(AMENDED 10/15/96; 6/22/21)**

#### **Section 15-321 Initiation of Amendments.**

(a) Whenever a request to amend this chapter is initiated by the Town Council, the planning board, the board of adjustment, other town advisory board, or the town administration, the town attorney in consultation with the planning staff shall draft an appropriate ordinance and present that ordinance to the Town Council so that a date for a public hearing may be set.

(b) Any other person may also petition the Council to amend this chapter. The petition shall be filed with the planning department and shall include, among the information deemed relevant by the planning department:

- (1) The name, address, and phone number of the applicant. If a change in zoning district classification to a less dense development density is proposed, the name, address, phone number and signature of all property owners consent to the application is required. Applications for down-zoning shall not be considered unless all the property owners consent to the application. **(AMENDED 6/22/21)**

*Art. XX AMENDMENTS*

- (2) A description of the land affected by the amendment if a change in zoning district classification is proposed.
- (3) Stamped envelopes containing the names and addresses of all those to whom notice of the public hearing must be sent as provided in Section 15-323.
- (4) A description of the proposed map change or a summary of the specific objective of any proposed change in the text of this chapter.
- (5) A concise statement of the reasons why the petitioner believes the proposed amendment would be in the public interest.

(b1) If a change in zoning district classification is proposed, the petitioner shall hold at least one neighborhood information meeting on the application. A mailing is required in accordance with the standards in 15-323(c). **(AMENDED 6/22/21)**

(c) Upon receipt of a petition as provided in (b), the planning staff shall either:

- (1) Treat the proposed amendment as one initiated by the town administration and proceed in accordance with subsection (a) if it believes that the proposed amendment has significant merit and would benefit the general public interest; or
- (2) Forward the petition to the Council with or without written comment for a determination of whether an ordinance should be drafted and a public hearing set in accordance with subsection (d).

(d) Upon receipt of a proposed ordinance as provided in subsection (a), the Council may establish a date for a public hearing on it. Upon receipt of a petition for an ordinance amendment as provided in subsection (b), the Council may summarily deny the petition or set a date for a public hearing on the requested amendment and order the attorney, in consultation with the planning staff, to draft an appropriate ordinance. In accordance with G.S. 160D-601(d), petitions for proposed map changes that would result in a downzoning of property shall only be initiated by the owners of the property or the Town. (See subsection (b)(1) above.) **(AMENDED 6/22/21)**

**Section 15-322 Planning Board and Other Advisory Consideration of Proposed Amendments.**

(a) If the Council sets a date for a public hearing on a proposed amendment, it shall also refer the proposed amendment to the planning board for its consideration and may refer the amendment to the appearance commission if community appearance is involved, and may refer the amendment to the transportation advisory board if the amendment involves community transportation issues, and may refer the amendment to the environmental advisory board if the amendment involves community environment issues, and may refer the amendment to the affordable housing advisory commission if the amendment involves an affordable housing issue, and may refer the amendment to the economic sustainability commission if the amendment

*Art. XX AMENDMENTS*

involves an economic development issue or any other board if the amendment involves an issue of which the board has expertise. **(AMENDED 9/19/95; REWRITTEN 2/25/14; AMENDED 6/25/19; 6/22/21).**

(b) The planning board shall advise and comment on whether the proposed amendment is consistent with the Comprehensive Plan, Land Use Plan, long-range transportation plans, or other applicable plans officially adopted by the Town Council. The planning board shall provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the planning board. If no written report is received from the planning board within 30 days of referral of the amendment to that board, the Town Council may proceed in its consideration of the amendment without the planning board report. **(AMENDED 10/24/06; 6/22/21)**

(c) A comment by the planning board that a proposed amendment is inconsistent with the Comprehensive Plan, Land Use Plan, long-range transportation plans or other officially adopted plan shall not preclude consideration or approval of the proposed amendment by the Town Council, and the Town Council is not bound by the recommendations of the planning board. **(AMENDED 10/24/06; 6/22/21)**

(d) A member of the planning board and any other advisory committee that provides direct advice to the Town Council (i.e. it does not report to the planning board) shall not vote on any legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship. **(AMENDED 10/24/06; 6/22/21)**

**Section 15-323 Hearing Required: Notice.**

(a) No ordinance that amends any of the provisions of this chapter may be adopted until a public hearing has been held on such ordinance.

(b) The planning staff shall publish a notice of the public hearing on any ordinance that amends the provisions of this chapter once a week for two successive weeks in a newspaper having general circulation in the Carrboro area. The notice shall be published for the first time not less than ten days nor more than twenty-five days before the date fixed for the hearing. This period is to be computed in accordance with G.S. section 160D-601(a), which provides that the date of publication is not counted but the date of the hearing is. **(AMENDED 6/22/21)**

(c) With respect to all map amendments, the planning staff shall mail, by first class mail, written notice of the public hearing to the record owners of all properties whose zoning classification is changed by the proposed amendment as well as the owners of all properties any portion of which is abutting the property rezoned by the amendment, including property separated by a street right of way, railroad or other transportation corridor and any other property that is within 1000 feet of the property rezoned by the amendment. For purposes of this section the term “owners” shall mean the persons shown as owners on Orange County’s computerized land records system. The planning staff



*Art. XX AMENDMENTS*

shall also make reasonable efforts to mail a similar written notice to the non-owner occupants of residential rental property located within 1,000 feet of the lot that is the subject of the rezoning. The notices required by this subsection shall be deposited in the mail at least 10 but not more than 25 days prior to the date of the public hearing. If the rezoning map amendment is being proposed in conjunction with an expansion of municipal extraterritorial planning and development regulation jurisdiction under G.S. 160D-202, a single hearing on the zoning map amendment and the boundary amendment may be held. In this instance, the initial notice of the zoning map amendment hearing may be combined with the boundary hearing notice and the combined hearing notice mailed at least 30 days prior to the hearing. The staff member mailing such notices shall certify to the council that the notices have been mailed, and such certificate shall be deemed conclusive in the absence of fraud. **(AMENDED 10/12/82; 1/22/85; 10/1/85; 4/15/97; 3/26/02; 6/22/21)**

(d) The first class mail notice required under subsection (c) of this section shall not be required if the zoning map amendment directly affects more than 50 properties, owned by a total of at least 50 different property owners, and the Town elects to use the expanded published notice provided for in this subsection. In this instance, the Town may elect to either make the mailed notice provided for in subsection (c) of this section or may, as an alternative, elect to publish notice of the hearing as required by G.S. section 160D-602(b), but provided that each advertisement shall not be less than one-half (1/2) of a newspaper page in size. The advertisement shall only be effective for property owners who reside in the area of general circulation of the newspaper which publishes the notice. Property owners who reside outside of the newspaper circulation area, according to the address listed on the most recent Orange County property tax listing for the affected property, shall be notified according to the provisions of subsection (c) of this section. **(AMENDED 10/24/06; 6/22/21)**

(e) For proposed zoning map amendments, the planning staff shall prominently post a notice of the public hearing on the site proposed for a rezoning or an adjacent public street or highway right-of-way at least 10 but not more than 25 days prior to the date of the public hearing. When multiple parcels are included within a proposed zoning map amendment, a posting on each individual parcel is not required, but the planning staff shall post sufficient notices to provide reasonable notice to interested persons. **(AMENDED 6/22/21)**

(f) The planning staff shall take any other action deemed by the Planning Department to be useful or appropriate to give notice of the public hearing on any proposed amendment.

(g) The notice required or authorized by this section (other than the posted notice required by subsection (e)) shall: **(AMENDED 11/24/09)**

- (1) State the date, time, and place of the public hearing.
- (2) Summarize the nature and character of the proposed change.
- (3) If the proposed amendment involves a change in zoning district classification, reasonably identify the property whose classification would be affected by the amendment.

*Art. XX AMENDMENTS*

- (4) State that the full text of the amendment can be obtained from the town clerk.
- (5) State that substantial changes in the proposed amendment may be made following the public hearing.

(h) The planning staff shall make every reasonable effort to comply with the notice provisions set forth in this section. However, it is the Council's intention that the notice requirements set forth in this section that are not required by state law shall not be regarded as mandatory, and therefore a failure to comply with such requirements shall not render any amendment invalid. **(AMENDED 11/24/09)**

(i) Except for a town-initiated zoning map amendment, when an application is filed to request a zoning map amendment and that application is not made by the owner of the parcel of land to which the amendment would apply (regardless of how the staff treats the proposed amendment under subsection 15-321(c)), the applicant shall certify to the Town Council that the owner of the parcel of land as shown on the county tax listing has received actual notice of the proposed amendment and a copy of the notice of public hearing. The person or persons required to provide notice shall certify to the Town Council that proper notice has been provided in fact, and such certificate shall be deemed conclusive in the absence of fraud. **(AMENDED 11/24/09)**

(j) Actual notice of the proposed amendment and a copy of the notice of public hearing required under subsection 15-323(i) of this section shall be by any manner permitted under G.S. section 1A-1, Rule 4(j). If notice cannot with due diligence be achieved by personal delivery, registered or certified mail, or by a designated delivery service authorized pursuant to 26 U.S.C. § 7502(f)(2), notice may be given by publication consistent with G.S. section 1A-1, Rule 4(j1). This subsection applies only to an application to request a zoning map amendment where the application is not made by the owner of the parcel of land to which the amendment would apply. This subsection does not apply to a town-initiated zoning map amendment. **(AMENDED 11/24/09)**

**Section 15-324 Council Action on Amendments.** **(AMENDED 10/24/06)**

(a) At the conclusion of the public hearing on a proposed amendment, the Council may proceed to vote on the proposed ordinance, refer it to a committee for further study, or take any other action consistent with its usual rules of procedure.

(b) The Council is not required to take final action on a proposed amendment within any specific period of time, but it should proceed as expeditiously as practicable on petitions for amendments since inordinate delays can result in the petitioner incurring unnecessary costs.

(c) Voting on amendments to this chapter shall proceed in the same manner as on other ordinances, subject to Section 2-15 of the Town Code.

(d) When adopting or rejecting any zoning or text amendment, the Council shall adopt a statement describing whether the action is consistent or inconsistent with an adopted comprehensive plan, which shall not be subject to judicial review. **(AMENDED 2/6/2018;**

**REWRITTEN 6/22/21)**

- (1) If the amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment shall have the effect of also amending any future land use map in the approved plan, and no additional request or application for a plan amendment shall be required.
- (2) A plan amendment and zoning amendment may be considered concurrently.
- (3) If a zoning map amendment qualifies as a “large-scale rezoning” under G.S. section 160D-602(b), the Council’s statement describing plan consistency may address the overall rezoning and describe how the analysis and policies in the relevant adopted plans were considered in the action taken.

(d1) When adopting or rejecting any petition for a zoning map amendment the Council shall adopt a statement explaining the reasonableness of the proposed rezoning. The statement of reasonableness may consider, among other factors: (i) the size, physical conditions, and other attributes of any area proposed to be rezoned; (ii) the benefits and detriments to the landowners, the neighbors, and the surrounding community; (iii) the relationship between the current actual and permissible development and the development permissible under the proposed amendment, (iv) why the action taken is in the public interest; and (v) any changed conditions warranting the amendment. If a zoning map amendment qualifies as a “large-scale rezoning” under G.S. section 160D-602(b), the statement on reasonableness may address the overall rezoning.

(e) A Council member shall not vote on any legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. A Council member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship. (See also Carrboro Town Code Section 2-35). **(REWRITTEN 6/22/21)**

**Section 15-325 Ultimate Issue Before Council on Amendments.**

In deciding whether to adopt a proposed amendment to this chapter, the central issue before the Council is whether the proposed amendment advances the public health, safety or welfare. All other issues are irrelevant, and all information related to other issues at the public hearing may be declared irrelevant by the mayor and excluded. In particular, when considering proposed minor map amendments:

- (1) Except when the request is to rezone property to a conditional zoning district, the Council shall not consider any representations made by the petitioner that, if the change is granted, the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Council shall consider whether the entire range of permitted uses in the requested classification is more

*Art. XX AMENDMENTS*

appropriate than the range of uses in the existing classification. **(AMENDED 05/25/99; 05/27/08)**

- (2) The Council shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large.

**Section 15-326 Citizen Comments on Zoning Map and Text Amendments. (AMENDED 10/24/06, REWRITTEN 12/6/16; 6/22/21).**

The Town of Carrboro Land Use Ordinance may from time to time be amended, supplemented, changed, modified or repealed. If any resident or property owner in the Town submits a written statement regarding a proposed amendment, modification or repeal to a zoning regulation including a text or map amendment that has been properly initiated as provided in G.S. 160D-601, to the Clerk of the Town Council at least two (2) business days prior to the proposed vote on such change, the Clerk to the Council shall deliver such written statement to the Council. If the proposed change is the subject of a quasi-judicial proceeding under G.S. section 160D-705 or any other statute, the Clerk shall provide only the names and addresses of the individuals providing written comment, and the provision of such names and addresses to all members of the Council shall not disqualify any member of the Council from voting. Written statements submitted in connection with a quasi-judicial proceeding may be admitted into evidence at such a proceeding if the Council determines that such statements are admissible under the N.C. Rules of Evidence in the proceeding. (Amended 12-6-16; and enacted pursuant to a Resolution in Opposition to the General Assembly's Repeal of Statutory Authority for Qualified Protest Petitions to Trigger a Super Majority Vote for Certain Zoning Map Amendments, dated 12-6-16).

## **Racial Equity Pocket Questions – Map Amendment to R-3-CZ for 820 & 904 Homestead Road and 310 Lucas Lane**

### **What are the racial impacts?**

2021 American Community Survey data estimate a diverse racial demographics of the block group – 32% white, 21% Black, 33% Asian, and 14% two or more races. Roughly 8% of the community is Hispanic or Latino. Key racial impacts of the map amendment include greater housing density in the area than allowed by the R-20 district (congruous with the Winmore and Claremont developments nearby), opportunities to provide more affordable housing on the parcels, through a diversity of housing types and sizes (or a payment-in-lieu to the Town’s Affordable Housing Fund), and the opportunity to continue the pedestrian network along Homestead Road which can connect new and existing residents to recreational destinations like Carolina North Forest. Increased density would impact most acutely neighbors in the Claremont subdivision, although the Town does not have demographic data on the neighborhood alone. The proposed connection from the new development to the existing community at Claremont North by way of Lucas Lane would further the interconnectivity between one neighborhood to another bringing the associated benefits, particularly for walking and biking from Winmore toward destinations further west without traveling on Homestead Road.

### **Who is or will experience burden?**

The map amendment alone will not add burden to residents in the area but will allow for denser development which would burden nearby neighbors in the future. Residents in Claremont and Winmore will experience the majority of burden as the area is developed (noise, construction, etc.). Nearby residents may see increased traffic, increased stormwater flows, and long-term, increased property values could result in increased property taxes (this could affect housing ownership turnover, and for rentals, this cost is often passed down to renters, increasing tenants’ cost of living). If the proposed development does not provide affordable housing, low-income community members would continue to be burdened by the rising cost of home ownership and tenancy in Carrboro.

### **Who is or will experience benefit?**

Approval of the map amendment would increase the density of the three-lot, 9.70-acre, site from 21 dwelling units to 44 dwelling units plus a future option of 4 additional accessory dwelling units. Town residents stand to benefit from greater density, which would allow Carrboro to increase the diversity of its housing stock and provide homes for new and existing residents close to parks and schools. More specific benefits to current and potential residents of Carrboro would stem from the associated development proposal (27 single-family units and 15 multifamily homes); neighbors could see an increase in property values from the development as well.

### **What are the root causes of inequity?**

Root causes of inequity can be related to past governmental actions like land use planning that overlooks the interests of historically Black communities/communities. On a national scale, the status quo investment in single family zoning has contributed to disparities in wealth, resource accessibility, and quality of living along racial lines. While the Town does not have single family zoning districts and has offered mixed use zoning and diverse housing options for over sixty years, continuing to create diverse housing helps to mitigate larger racial and economic inequities that new or existing residents face due to structural and institutional racism.

**What might be the unintended consequences of this action or strategy?**

Unintended consequences for this map amendment could include the development of a project that does not provide as much affordable housing, bike-pedestrian connectivity, and housing diversity as could be provide with an R-3-CZ district. If approved, the applicants will follow with an application for a special use permit-A; the illustrative site plan associated with the map amendment will be binding as the site plan for the project.



## Agenda Item Abstract

**File Number: 23-183**

---

**Agenda Date:** 6/6/2023  
**In Control:** Town Council  
**Version:** 1

**File Type:** Agendas

---

Legislative Public Hearing on Land Use Ordinance Text Amendment Relating to Complete Streets

**PURPOSE:** The purpose of this agenda item is for the Town Council to consider amending the Land Use Ordinance to establish a complete streets policy. A draft ordinance has been prepared. The Town Council must receive public comment before making a decision.

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Christina Moon - 919-918-7325, [cmoon@townofcarrboro.org](mailto:cmoon@townofcarrboro.org) <<mailto:cmoon@townofcarrboro.org>>; Patricia McGuire - 919-918-7327, [pmcguire@townofcarrboro.org](mailto:pmcguire@townofcarrboro.org) <<mailto:pmcguire@townofcarrboro.org>>; Nick Herman - 919-929-3905, [herman@broughlawfirm.com](mailto:herman@broughlawfirm.com) <<mailto:herman@broughlawfirm.com>>

**COUNCIL DIRECTION:**

Race/Equity  Climate  Comprehensive Plan  Other

Legislative public hearings are a necessary step for text amendments in accordance with North Carolina state statutes and Town regulations. The Council is required to adopt a statement of consistency as part of its decision.

**INFORMATION:** Complete Streets are streets designed and operated to enable safe use and support mobility for all users. The concept encompasses a comprehensive approach of planning, designing and operating streets and rights of ways with all users in mind, to make the transportation network more complete, more efficient and safer.

The existing street standards in the Land Use Ordinance (LUO), articulated in Article XIV, include requirements for all modes-motor vehicles, including transit, people on bicycles and pedestrians-with specific cross section dimensions based on street classification. The LUO does not, however, currently include a policy statement relating to concept of complete streets, or findings describing the public benefits of complete streets. During the review of the most recent application for Bicycle-Friendly Community status, this was noted as an area where the Town could make an improvement. A draft ordinance has been prepared, that adds this additional language and provides flexibility in the cross section design for certain street types so long as facilities for all modes are provided (*Attachment B*).

The Town Council must receive public comment before adopting an amendment to the Land Use Ordinance. The draft ordinance was referred to Orange County, and presented to the Planning Board and Transportation Advisory Board on June 1, 2023 (*Attachment E*). The Racial Equity Commission has not yet had an opportunity to review the text amendment; the Council may wish to continue the Public Hearing in order to receive their comments.

**FISCAL IMPACT:** Staff time is necessary for public notice and agenda preparation for advisory board review

and public hearings.

**RECOMMENDATION:** The Town Manager recommends that the Town Council receive public input and consider whether the proposed text amendment is consistent with Town plans and policies. A resolution for consistency (*Attachment A*) and a draft ordinance for the text amendment (*Attachment B*) are provided.



A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE TOWN COUNCIL’S  
REASONS FOR ADOPTING AN AMENDMENT TO THE TEXT OF THE CARRBORO  
LAND USE ORDINANCE (N.C. Gen. Stat. 160A-383)

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: “An Ordinance Amending the Carrboro Land Use Ordinance Relating to Complete Streets.”

NOW, THEREFORE, the Town Council of the Town of Carrboro Resolves:

**Section 1. The Council has reviewed the draft amendment to the text of the Land Use Ordinance and concludes that the proposed amendment is:**

\_\_\_\_\_ *Consistent* with the Town of Carrboro 2022-2042 Comprehensive Plan, Transportation and Mobility Goal 2, and associated strategies noted below:

Goal 2: Continue to expand the transportation system to provide at least one non-automobile option (walking, biking, and transit) for every neighborhood to be usable for a variety of trip purposes.

- Strategy 2.2: Continue to create safe streets and trail networks for pedestrians, bike riders, and transit riders. Particularly, Provision A - Develop a complete streets policy statement that incorporates and implements a vision zero policy.
- Strategy 3.1: Expand opportunities for transportation options that do not rely on fossil fuel-powered, single-occupancy vehicles.
- And the related strategies & projects noted in the crossover section with the Land Use Chapter of the Comprehensive Plan to evaluate and make revisions to Town Standards for Street Design, and to update the requirements in Article XIV of the Land Use Ordinance, Streets and Sidewalks, relating to street width, sidewalks, ROW width, shoulder width, and other design features.

\_\_\_\_\_ *Inconsistent* with current adopted plans. The proposed action is *inconsistent* with the comprehensive plan for the following reason(s):

---

---

---

\_\_\_\_\_ *Inconsistent* with the current adopted plans; however, because of the following changed circumstance(s), the Council’s approval shall also be deemed an amendment to the existing adopted plan, \_\_\_\_\_, as described below.

Changed circumstance(s):

---

---

---

Amendment to current adopted plan:

---

---

---

**Section 2. The Town Council’s action is reasonable and in the public interest for the following reason(s):**

The proposed text amendment is reasonable and in the public interest because of the underlying focus of increasing public safety

**Section 3. Therefore, the Carrboro Town Council has: approved / denied the proposed amendment to the text of the Carrboro Land Use Ordinance.**

**Section 4. This resolution becomes effective upon adoption.**

Adopted by the Carrboro Town Council this 6<sup>th</sup> day of June 2023.

**AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO  
ESTABLISH A COMPLETE STREETS POLICY**

**\*\*DRAFT 05-26-2023**

THE CARRBORO TOWN COUNCIL ORDAINS:

**Section 1.** Section 15-209 of the Carrboro Land Use Ordinance (“LUO”) is amended by adding a new Section 15-209 to read as follows:

Council Findings and Declaration of Policy for Complete Streets.

(a) The Council finds that:

- (1) Complete Streets are designed and operated to provide safe and accessible travel for all modes, including pedestrians, bicyclists, transit riders, motorists, commercial vehicles, emergency vehicles and for people of all ages and all abilities.
- (2) The creation of a safe, connected, and equitable Complete Streets network can reduce deaths, particularly those outside of vehicles. The development of a transportation network that includes a designated place for vehicles, bicycles, micro mobility users, and pedestrians, is an important part of a comprehensive Vision Zero policy. Travel behaviors are more predictable when there is a designated lane or space for each mode.
- (3) Complete Streets contribute toward the safety, health, economic viability, and quality of life by providing accessible and efficient connections between home, school, work, recreation and retail destinations by improving the pedestrian, bicycle and vehicular environments throughout communities.
- (4) People on foot or bicycles often do not have safe sidewalks or bike lanes to help them safely reach their destination or their bus stop. A connected multimodal network allows people to travel safely and comfortably by whatever mode they choose or rely on, including people who do not drive or do not have access to a motor vehicle.
- (5) High-quality, connective networks play a key role in making bicycling, walking, and public transportation safer, more convenient, and more prevalent. Use of these active, low-emission modes of travel can help with the climate crisis as well as improving individual health.
- (6) Complete Streets support transportation choices, and provides the necessary infrastructure to allow for multimodal use and fewer vehicles and particularly single occupancy vehicles (SOV) and associated infrastructure such as parking.
- (7) As of January 31, 2022, the Transportation sector accounts for 36% of North Carolina’s gross GHG emissions and is projected to decrease emissions at a much lower rate compared to the projected decrease in electricity generation emissions by 2030. Among other actions, the Town can reduce carbon pollution from transportation by encouraging vehicle electrification, including providing charging infrastructure, and by investing in safe infrastructure for low or zero carbon modes such a public transportation, walking and bicycling. Complete Streets implementation can help to routinely provide the safe infrastructure that is fundamental to encouraging more use of low and zero carbon modes.

Communities can reallocate street space to support connected networks and effective curbside management, and to encourage vehicle electrification by providing charging infrastructure.

- (8) Implementing Complete Streets equitably includes identifying underserved communities, recognizing their varying transportation needs, and prioritizing the creation of safe, connected networks in these communities. The desired outcome is a fair, safe, accessible, and healthy transportation network. For Town initiated transportation projects, equity can be addressed by collecting and considering social and demographic data, disaggregating measures of performance, engaging with communities, and ensuring that project prioritization, to the extent practical, considers existing disparities.
  - (9) Complete Streets enhance safe walking and bicycling options for school-age children, in recognition of the objects of the national Safe Routes to School program and the U.S. Centers for Disease Control and Prevention’s “Physical Activity Guidelines.”
- (b) Based upon the findings set forth in subsection (a), the Council declares that it is not only desirable but essential to implement a Complete Streets policy to construct equitable streets and networks that prioritize safety, comfort and connectivity to destinations for all people who use the street network and to encourage healthy, active living, reduce traffic congestion and fossil fuel use, and improve the safety and quality of life of residents of Carrboro.

**Section 2.** The first sentence of Subsection 15-216(c) of the Carrboro LUO is amended to read:

Subject to subsections (d), (d1), (d2), (e), and (f), collector streets and other streets not constructed according to the requirements of subsection (b) shall conform to the requirements of this subsection and the specifications referenced in Section 15-219.

**Section 3.** Section 15-216 of the Carrboro Land Use Ordinance is amended by adding a new subsection (d2) to read as follows:

When approving a subdivision that includes a proposed collector or subcollector street, the Town Council may allow such streets to be constructed with some or all of the various components of the street, (i.e. sidewalks and bike lanes) configured in a different way so long as the functional equivalent for all modes is provided. Whenever possible, all pedestrian and bicycle infrastructure shall be constructed within the public right-of-way.

**Section 4.** The first sentence of Subsection 15-216(i) is amended to read as follows:

In subdivision developments that abut a public street, sidewalks shall be constructed adjacent to such street if a sidewalk in that location is required by the officially adopted town sidewalk master plan or other adopted town plan or regional transportation plan. Whenever possible, such sidewalk shall be constructed within the public right-of-way.

**Section 5.** Subsection 15-221(e) is amended to read:

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

**Section 6.** All provisions of any Town ordinance or resolution in conflict with this ordinance are repealed.

**Section 7.** This ordinance is effective upon adoption.

This the \_\_ day of \_\_\_\_, 2023

## ARTICLE XIV

### STREETS AND SIDEWALKS

#### Section 15-209 Council Findings and Declaration of Policy for Complete Streets.

#### Council Findings and Declaration of Policy for Complete Streets.

(a) The Council finds that:

- (1) Complete Streets are designed and operated to provide safe and accessible travel for all modes, including pedestrians, bicyclists, transit riders, motorists, commercial vehicles, emergency vehicles and for people of all ages and all abilities.
- (2) The creation of a safe, connected, and equitable Complete Streets network can reduce deaths, particularly those outside of vehicles. The development of a transportation network that includes a designated place for vehicles, bicycles, micro mobility users, and pedestrians, is an important part of a comprehensive Vision Zero policy. Travel behaviors are more predictable when there is a designated lane or space for each mode.
- (3) Complete Streets contribute toward the safety, health, economic viability, and quality of life by providing accessible and efficient connections between home, school, work, recreation and retail destinations by improving the pedestrian, bicycle and vehicular environments throughout communities.
- (4) People on foot or bicycles often do not have safe sidewalks or bike lanes to help them safely reach their destination or their bus stop. A connected multimodal network allows people to travel safely and comfortably by whatever mode they choose or rely on, including people who do not drive or do not have access to a motor vehicle.
- (5) High-quality, connective networks play a key role in making bicycling, walking, and public transportation safer, more convenient, and more prevalent. Use of these active, low-emission modes of travel can help with the climate crisis as well as improving individual health.
- (6) Complete Streets support transportation choices, and provides the necessary infrastructure to allow for multimodal use and fewer vehicles and particularly single occupancy vehicles (SOV) and associated infrastructure such as parking.
- (7) As of January 31, 2022, the Transportation sector accounts for 36% of North Carolina's gross GHG emissions and is projected to decrease emissions at

a much lower rate compared to the projected decrease in electricity generation emissions by 2030. Among other actions, the Town can reduce carbon pollution from transportation by encouraging vehicle electrification, including providing charging infrastructure, and by investing in safe infrastructure for low or zero carbon modes such as public transportation, walking and bicycling. Complete Streets implementation can help to routinely provide the safe infrastructure that is fundamental to encouraging more use of low and zero carbon modes. Communities can reallocate street space to support connected networks and effective curbside management, and to encourage vehicle electrification by providing charging infrastructure.

(8) Implementing Complete Streets equitably includes identifying underserved communities, recognizing their varying transportation needs, and prioritizing the creation of safe, connected networks in these communities. The desired outcome is a fair, safe, accessible, and healthy transportation network. For Town initiated transportation projects, equity can be addressed by collecting and considering social and demographic data, disaggregating measures of performance, engaging with communities, and ensuring that project prioritization, to the extent practical, considers existing disparities.

(9) Complete Streets enhance safe walking and bicycling options for school-age children, in recognition of the objects of the national Safe Routes to School program and the U.S. Centers for Disease Control and Prevention's "Physical Activity Guidelines."

(b) Based upon the findings set forth in subsection (a), the Council declares that it is not only desirable but essential to implement a Complete Streets policy to construct equitable streets and networks that prioritize safety, comfort and connectivity to destinations for all people who use the street network and to encourage healthy, active living, reduce traffic congestion and fossil fuel use, and improve the safety and quality of life of residents of Carrboro.

### **Section 15-210 Street Classification.**

(a) In all new subdivisions, streets that are dedicated to public use shall be classified as provided in subsection (b).

- (1) The classification shall be based upon the projected volume of traffic to be carried by the street, stated in terms of the number of trips per day;
- (2) The number of dwelling units to be served by the street may be used as a useful indicator of the number of trips but is not conclusive;
- (3) Whenever a subdivision street continues an existing street that formerly terminated outside the subdivision or it is expected that a subdivision street will be continued beyond the subdivision at some future time, the

Art. XIV STREET AND SIDEWALKS (con't)

classification of the street will be based upon the street in its entirety, both within and outside of the subdivision.

- (b) The classification of streets shall be as follows:
  - (1) **MINOR:** A street whose sole function is to provide access to abutting properties. It serves or is designed to serve not more than nine dwelling units and is expected to or does handle up to seventy-five trips per day.
  - (2) **LOCAL:** A street whose sole function is to provide access to abutting properties. It serves or is designed to serve at least ten but not more than twenty-five dwelling units and is expected to or does handle between seventy-five and two hundred trips per day.
  - (3) **CUL-DE-SAC:** A street that terminates in a vehicular turn-around.
  - (4) **SUBCOLLECTOR:** A street whose principal function is to provide access to abutting properties but is also designed to be used or is used to connect minor and local streets with collector or arterial streets. Including residences indirectly served through connecting streets, it serves or is designed to serve at least twenty-six but not more than one hundred dwelling units and is expected to or does handle between two hundred and eight hundred trips per day.
  - (5) **COLLECTOR:** A street whose principal function is to carry traffic between minor, local, and subcollector streets and arterial streets but that may also provide direct access to abutting properties. It serves or is designed to serve, directly or indirectly, more than one hundred dwelling units and is designed to be used or is used to carry more than eight hundred trips per day.
  - (6) **ARTERIAL:** A major street in the town's street system that serves as an avenue for the circulation of traffic into, out, or around the town and carries high volumes of traffic. The following streets are arterial streets:

Culbreth Road	Main Street
Dairyland Road	Merritt Mill Road
Damascus Church Road	N.C. Hwy 54
Estes Drive	Old Greensboro Road
Eubanks Road	Old Hwy 86
Greensboro Street	Old Fayetteville Rd.
Hillsborough Road	Rogers Road
Homestead Road	Smith Level Road
Jones Ferry Road	Weaver Street

(AMENDED 6/04/91)



*Art. XIV STREET AND SIDEWALKS (con't)*

- (7) **MARGINAL ACCESS STREET:** A street that is parallel to and adjacent to an arterial street and that is designed to provide access to abutting properties so that these properties are somewhat sheltered from the effects of the through traffic on the arterial street and so that the flow of traffic on the arterial street is not impeded by direct driveway access from a large number of abutting properties.
- (8) **LOOP STREET.** A street having two points of intersection with the same street. **(AMENDED 6/21/94)**
- (9) **ALLEY.** A one-way service road providing a secondary means of public access to abutting property and not intended for general traffic circulation with a maximum length of 550 feet. **(AMENDED 9/27/94)**

**Section 15-211 Access to Public Streets in General.**

Every lot shall have access to it that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use. **(AMENDED 5/10/83; 4/24/84)**

**Section 15-212 Access to Arterial Streets.**

Whenever a major subdivision that involves the creation of one or more new streets borders on or contains an existing or proposed arterial street, no direct driveway access may be provided from the lots within this subdivision onto this street.

**Section 15-213 Entrances to Streets.**

(a) All driveway entrances and other openings onto streets within the town's planning jurisdiction shall be constructed so that:

- (1) Vehicles can enter and exit from the lot in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling on abutting streets; and
- (2) Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized.
- (3) In considering (1) and (2) above, the following factors shall be considered: **(AMENDED 2/4/86)**
  - a. The nature of the abutting street, its capacity, use, speed and flow, and reasonably anticipated changes to the street; and
  - b. The nature of the proposed use of the land, the traffic generated, the existence and number of drive-in window(s), the internal system for moving vehicles while on the lot; and

*Art. XIV STREET AND SIDEWALKS (con't)*

- c. The nature of the exit and entrance, the site distance, the distance from intersections, the alignment with other drives and streets, turning controls or limitations.
- d. As a minimum, no drive should be located within 250 feet of an intersection of an existing or planned arterial or collector road.

(b) As provided in G.S. 136-93, no person may construct any driveway entrance or other opening onto a state-maintained street except in accordance with a permit issued by the North Carolina Department of Transportation. Issuance of this permit is prima facie evidence of compliance with the standard set forth in subsection (a).

(c) If driveway entrances and other openings onto town-maintained streets are constructed in accordance with the specifications set forth in Appendix B to this chapter, this shall be deemed prima facie evidence of compliance with the standard set forth in subsection (a).

(d) For purposes of this section, the term “prima facie evidence” means that the permit-issuing authority may (but is not required to) conclude from this evidence alone that the proposed development complies with subsection (a).

**Section 15-214 Coordination with Surrounding Streets.**

(a) The street system of a subdivision shall be coordinated with existing, proposed and anticipated streets outside the subdivision or outside the portion of a single tract that is being divided into lots (hereinafter, “surrounding streets”) as provided in this section.

(b) Collector streets shall intersect with surrounding collector or arterial streets at safe and convenient locations.

(c) Subject to subsection 15-217(a), subcollector, local, and minor residential streets shall connect with all surrounding streets to permit safe, convenient movement of traffic between residential neighborhoods and to facilitate access to neighborhoods by emergency and other service vehicles. The connections shall be created in such a way that they do not encourage the use of such streets by substantial through traffic. **(AMENDED 9/16/97; 5/06/03)**

(d) Whenever connections to anticipated or proposed surrounding streets are required by this section, the street right-of-way shall be extended and the street developed to the property line of the subdivided property (or to the edge of the remaining undeveloped portion of a single tract) at the point where the connection to the anticipated or proposed street is expected. In addition, the permit-issuing authority may require temporary turnarounds to be constructed at the end of such streets pending their extension when such turnarounds appear necessary to facilitate the flow of traffic or accommodate emergency vehicles. Notwithstanding the other provisions of this subsection, no temporary dead-end street in excess of 1,000 feet may be created unless no other practicable alternative is available.

Art. XIV STREET AND SIDEWALKS (con't)

**Section 15-215 Relationship of Streets to Topography.**

(a) Streets shall be related appropriately to the topography. In particular, streets shall be designed to facilitate the drainage and stormwater runoff objectives set forth in Article XVI, and subject to the design requirements relating to maximum grades set forth in subsection (b), street grades shall conform as closely as practicable to the original topography.

(b) As indicated in Section 15-216, the maximum grade at any point on a street constructed without curb and gutter shall be 8%. On streets constructed with curb and gutter the grade shall not exceed 8% unless no other practicable alternative is available. However, in no case may streets be constructed with grades that, in the professional opinion of the public works director, create a substantial danger to the public safety.

**Section 15-216 Street Width, Sidewalk, and Drainage Requirements in Subdivisions. (AMENDED 8/27/96, 10/23/2018)**

(a) Minor and local streets where the grade does not exceed 8% may be constructed without curb and gutter in accordance with the standards set forth in subsection (b). All other streets shall be constructed in accordance with the standards set forth in subsection (c). (AMENDED 05/12/98)

(b) Subject to subsections (d), (e), and (f), streets constructed without curb and gutter shall conform to the following standards as well as the specifications referenced in Section 15-219. To the extent practicable, the side slope of the drainage swale shall not exceed 4:1 on the street side and on the back side shall not exceed 3:1. When necessary, the minimum right-of-way shall be expanded to accommodate the proper construction of the travel lane, shoulders, swales, and (if applicable) a sidewalk within the right-of-way.

TYPE STREET with Swales	MINIMUM ROW WIDTH	MINIMUM PAVEMENT WIDTH	BIKE LANES	MINIMUM SHOULDER WIDTH		SIDEWALK REQUIREMENT
				1	2	
MINOR	47'	18'	NONE	6'	8'	NONE
LOCAL	47'	20'	NONE	6'	8'	ONE SIDE

(AMENDED 11/19/96; 05/12/98)

(c) Subject to subsections (d), (d1), (d2), (e), and (f), collector streets and other streets not constructed according to the requirements of subsection (b) shall conform to the requirements of this subsection and the specifications referenced in Section 15-219. Only standard 90° curb may be constructed, except that roll-type curb may be authorized by the permit issuing authority. Street pavement width shall be measured from curb face to curb face where 90° curb is used, and from the back of one curb to the back of the opposite curb where roll-type curb is used.

*Art. XIV STREET AND SIDEWALKS (con't)*

TYPE STREET with Curb & Gutter	MINIMUM ROW WIDTH	MINIMUM PAVE- MENT WIDTH	BIKE LANES	SIDEWALK REQUIREMENT
<b>ALLEY (One-way)</b>	<b>20'</b>	<b>12'</b>	<b>NONE</b>	<b>NONE</b>
<b>Minor</b>	<b>37'</b>	<b>18'</b>	<b>NONE</b>	<b>NONE</b>
<b>Local</b>	<b>43'</b>	<b>20'</b>	<b>NONE</b>	<b>ONE SIDE</b>
<b>Subcollector</b>	<b>50'</b>	<b>26'</b>	<b>NONE</b>	<b>BOTH SIDES</b>
<b>Collector</b>	<b>60'</b>	<b>34'</b>	<b>BOTH SIDES</b>	<b>BOTH SIDES</b>
<b>Arterial</b>	<b>NCDOT Standards</b>	<b>NCDOT Standards</b>	<b>BOTH SIDES</b>	<b>BOTH SIDES</b>

(AMENDED 11/19/96; 5/12/98)

(d) The Council may allow a deviation from the standards set forth in subsections (b) and (c) to allow the construction of a street divided by a landscaped median with one-way traffic proceeding in opposite directions on either side of the median. The Council may allow such a street if it finds that, if completed as proposed, such a street will (i) adequately and safely serve the functions streets are designed to serve, and (ii) will not impose on the town any undue or unreasonable costs or burdens relating to repair and maintenance.

(d1) The Council may, for any development approved with a special use permit-A on property zoned B-4-CZ, authorize a deviation from the standards set forth in subsection (b) and Appendix C relative to streets and sidewalks if the Council concludes that (i) the proposed streets and sidewalks would serve the functions they are designed to serve as well as or better than streets and sidewalks constructed in conformity with subsection (b) and Appendix C; and (ii) such streets and sidewalks will not impose on the town any undue or unreasonable costs or burdens relating to repairs and maintenance. (AMENDED 6/22/21)

(d2) When approving a subdivision that includes a proposed collector or subcollector street, the Town Council may allow such streets to be constructed with some or all of the various components of the street, (i.e. sidewalks and bike lanes) configured in a different way so long as the functional equivalent for all modes is provided. ~~with sidewalks on only one side of the street (within the right-of-way) if the subdivision provides an alternative, functionally equivalent path for pedestrians and bicyclists on the opposite side of the street outside the right-of-way. Whenever possible, such all pedestrian and bicycle infrastructure sidewalk shall be constructed within the public right-of-way.~~

(e) The Council may allow a deviation from the right-of-way minimums set forth in subsections (b) and (c) if it finds that (i) the deviation is needed because in order for a development to be served by a public street the street must be constructed within an area that is not of sufficient width to comply with the right-of-way criteria set forth above, (ii) a street that meets the pavement width criteria and substantially complies with the other criteria set forth above can be constructed within the right-of-way that can be made available; and (iii) that the applicant has shown that the applicant has made a reasonable effort and attempted to purchase the necessary right-of-way.

(f) The Council may allow a deviation from the standard right-of-way minimums set forth in subsections (b) and (c) if it finds that the developer has obtained an agreement from the utility companies whose lines will need to be located within a street right-of-way to install such lines in a

*Art. XIV STREET AND SIDEWALKS (con't)*

single trench or in some other fashion that allows the street right-of-way to serve all of its intended purposes with a lesser width than that specified in subsections (b) and (c).

(g) The sidewalks required by this section shall be at least five feet wide and constructed with concrete according to the specification set forth in Appendix C, except that the permit issuing authority may permit the installation of walkways constructed with mortarless laid brick pavement according to specifications set forth in Appendix C when it concludes that: **(AMENDED 12/08/98)**

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

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

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

(j) The sidewalks required by this section along streets with curb and gutter shall be constructed with a planting strip at least three feet in width, unless the permit-issuing authority allows the strip to be omitted or constructed at a lesser width upon a finding that such deviation from the presumptive standard is warranted to avoid environmental damage or to promote public safety. For purposes of this subsection, a planting strip shall mean a strip of land located between the back of the curb and the walkway. Such planting strips shall be planted with grass or otherwise landscaped. **(AMENDED 11/19/96; 12/08/98)**

**Section 15-216.1 Street Widths, Sidewalk and Drainage Requirements in Certain Developments.** **(AMENDED 5/06/03)**

(a) When any tract of land is developed under circumstances requiring the issuance of a special use permit-B or special use permit-A, the street and road design requirements for streets other than collector streets that would otherwise be determined in accordance with the provisions of Sections 15-216 and 15-221 may be modified, by approval of the permit-issuing authority, to alternative street width and construction specifications, sidewalk and drainage requirements, as illustrated in Appendix C, for developments that

*Art. XIV STREET AND SIDEWALKS (con't)*

- 1) involve the extension of, or connection to, existing Town streets, the construction specifications of which do not meet the minimum standards established in Section 15-216 in association with Section 15-210 Street Classification;
- 2) meet the following low-impact development criteria:
  - a. preserves open space and minimizes land disturbance;
  - b. protects natural systems and preserves natural processes (including, but not limited to, drainage ways, vegetation, soils, and other sensitive areas);
  - c. maximizes the incorporation of natural site elements (including, but not limited to, wetlands, stream corridors, and mature forests), and;
  - d. decentralizes and micromanages stormwater at its source to the maximum extent practicable.
- 3) include a minimum of 15 percent affordable housing units (as defined in Section 15-182.4(a)).

(b) Streets constructed in accordance with this Section shall conform to the following standards as well as specifications presented in Appendix C.

Type Street Alternative	Minimum ROW Width	Minimum Pavement Width	Bike Lanes	Minimum Shoulder Width 12	Sidewalk Requirement
Local	59'	20'	NONE	9 (2)	ONE SIDE
Subcollector	73'	26'(1)	NONE	9 (2)	BOTH SIDES (3)

- (1) Minimum pavement width may include the concrete grade beam illustrated in Standard Drawing No. 27, or structural equivalent as approved by the Town Engineer.
- (2) Nine feet of width may include a 3-foot planting strip, 5-foot sidewalk, and 1-foot separation between sidewalk and drainage/water quality structure.
- (3) May be modified by the permit-issuing authority.
- (4) Construction requirements as required in Appendix C and D of the Land Use Ordinance, unless otherwise specifically modified by these provisions or the notes included on standards in Appendix C and D.

(c) The permit-issuing authority may reduce the sidewalk requirement for subcollector streets meeting the alternative street standard from both sides to one side of the road if

*Art. XIV STREET AND SIDEWALKS (con't)*

- a. The development contains a parallel system that is integrally designed and provides pedestrian access to the interior of the site;
- b. Any new public street passing through the development and the bulk of the facilities and activities are to occur on one side of the road;
- c. Any new public street connects to an existing street that does not meet public street standards and where the site conditions indicate that the full upgrade of the street to the town standards would not be practicable; and
- d. The developer is participating in off-site construction of, or improvements to public sidewalks that will connect the new development with the town's sidewalk system.

**Section 15-217 General Layout of Streets.**

(a) To the extent practicable, all streets shall be interconnected. Cul-de-sacs shall not be used unless the topography of the land does not allow a design that would make an interconnecting street practicable. **(AMENDED 9/16/97; 9/28/99)**

(b) All permanent dead-end streets [as opposed to temporary dead-end streets, see subsection 15-214(d)] shall be developed as cul-de-sacs in accordance with the standards set forth in subsection (c), unless construction of such cul-de-sacs is not reasonably possible given such factors as steep slopes or right-of-way limitations. Under such circumstances, the town may approve alternative designs that will provide a safe and convenient means for vehicular traffic to turn around (alternatives are suggested in Appendix C, Standard Drawing No. 19). Except where no other practicable alternative is available, such streets may not extend more than 550 feet (measured to the center of the turn-around). **(AMENDED 9/27/94, 9/16/97)**

(c) The right-of-way of a cul-de-sac shall have a radius of 60 feet if constructed without curb and gutter or a radius of 52 feet if constructed with curb and gutter. The radius of the paved portion of the turn-around for streets constructed without curb and gutter shall be 42' (measured to the outer edge of pavement) and for streets constructed with curb and gutter shall be 44.5' (measured to the back of the outer curb). If a developer chooses to provide an unpaved center island in the cul-de-sac, the island shall be landscaped and shall not be dedicated to the public; it shall remain under the ownership and control of the developer (or the developer's successor) or a homeowners association or similar organization that satisfies the criteria established in Section 15-201. Cul-de-sacs containing center islands shall have a minimum pavement width of 18 feet if constructed without curb and gutter or 20 feet if constructed with curb and gutter (measured from inner edge of pavement to face of curb). Mountable 45° curbing shall be installed around the island in accordance with Town of Carrboro design specifications. Minimum design and construction specifications for cul-de-sacs are set forth in Appendix C.

Asymmetrical cul-de-sacs may be allowed with the approval of the public works director, town engineer, fire chief, and the applicable permit issuing authorities. **(AMENDED 2/20/90; 8/08/95; 9/16/97)**

*Art. XIV STREET AND SIDEWALKS (con't)*

(d) Half streets (i.e., streets of less than the full required right-of-way and payment width) shall not be permitted except where such streets, when combined with a similar street (developed previously or simultaneously) on property adjacent to the subdivision, creates or comprises a street that meets the right-of-way and pavement requirements of this chapter. **(AMENDED 9/16/97)**

(e) Streets shall be laid out so that residential blocks do not exceed 1,000 feet, unless no other practicable alternative is available. **(AMENDED 9/16/97)**

(f) Alleys shall not intersect with any arterials and shall meet the “Entrances to Streets” standards of Section 15-213. Alley radii at street intersections shall not be less than 15 feet. Alleys may run adjacent to lot line boundaries only and not parallel and adjacent to street right-of-way or front property boundaries. In determining conformance with Section 15-184(a), Setback Requirements, the right-of-way lines associated with alleys shall be regarded as lot boundary lines and not street right-of-way lines. **(AMENDED 9/27/94; 9/16/97)**

(g) To the extent practicable, portions of subcollector and collector streets that consist of stretches of 800 feet or more uninterrupted by intersections suitable for stop signs shall contain design features intended to discourage speeding and cut-through traffic, including but not limited to one or more of the following:

- (1) Curves with radius of 800 feet or less; or
- (2) Design features described in the town’s Residential Traffic Management Plan. **(AMENDED 9/16/97)**

**Section 15-218 Street Intersections.**

(a) Streets shall intersect as nearly as possible at right angles, and no two streets may intersect at less than 60°. Not more than two streets shall intersect at any one point, unless the public works director certifies to the permit issuing authority that such an intersection can be constructed with no extraordinary danger to public safety.

(b) Whenever possible, proposed intersections along one side of a street shall coincide with existing or proposed intersections on the opposite side of such street. In any event, where a center line offset (jog) occurs at an intersection, the distance between centerlines of the intersecting streets shall be not less than 150 feet except as provided in subsection (d). **(AMENDED 4/26/88)**

(c) Except as otherwise provided in subsection (d) and (e): **(AMENDED 4/26/88; REWRITTEN 1/26/10)**

- (1) No two streets may intersect with any other street on the same side at a distance of less than 400 feet measured from centerline to centerline of the intersecting street.
- (2) When the intersected street is an arterial, the distance between intersecting streets shall be at least 1,000 feet.



*Art. XIV STREET AND SIDEWALKS (con't)*

(d) The provisions of this section shall not operate to prohibit any property from having direct access onto an adjacent public street, and when a literal application of the provisions of this section would otherwise prohibit all such access, the permit-issuing authority may allow the minimum deviation from the requirements of this section that is necessary to provide reasonable access. **(AMENDED 4/26/88)**

(e) Notwithstanding the foregoing, two streets may intersect with another street on the same side at a distance of less than 400 feet, measured from centerline to centerline of the intersecting streets, if the street with which the two streets intersect is connected to a street within a village mixed use development and a development itself is adjacent to a village mixed use development. However, in no event, may the two streets intersect at a distance of less than 125 feet. **(AMENDED 1/26/10)**

**Section 15-219 Construction Standards and Specifications.**

Construction and design standards and specifications for streets, sidewalks, and curbs and gutters are contained in Appendix C, and all such facilities shall be completed in accordance with these standards.

**Section 15-220 Public Streets and Private Roads in Subdivisions.**

(a) Except as otherwise provided in this section, all lots created after the effective date of this section shall abut a public street at least to the extent necessary to comply with the access requirement set forth in Section 15-211. For purposes of this subsection, the term “public street” includes a pre-existing public street as well as a street created by the subdivider that meets the public street standards of this chapter and is dedicated for public use. Unless the recorded plat of a subdivision clearly shows a street to be private, the recording of such a plat shall constitute an offer of dedication of such street. **(AMENDED 2/14/84)**

(b) Architecturally integrated residential subdivisions containing either twenty-five or more units, or consisting of four or more multi-family townhomes, may be developed with private roads that do not meet the public street and sidewalk standards of this chapter as long as: **(AMENDED 11/26/85; 6/25/02)**

- (1) The proposed development will have direct access onto a public street or, if the tract has access to a public street only via a private road, such private road is improved to public street standards;
- (2) No road intended to be private is planned to be extended to serve property outside that development; and
- (3) The standards applicable to unsubdivided developments set forth in Section 15-221 and 15-222 are complied with.

*Art. XIV STREET AND SIDEWALKS (con't)*

(c) Subdivisions containing any number of lots may be developed with private roads that do meet the public street and sidewalk standards of this chapter but that are not intended for dedication to the public so long as:

- (1) The proposed development will have direct access onto a public street or, if the tract has access to a public street only via a private road, such private road is improved to public street standards;
- (2) No road intended to be private is planned or expected to be extended to serve property outside the development; and
- (3) The subdivider demonstrates to the reasonable satisfaction of the Council that the private roads will be properly maintained.

(d) A subdivision in which the access requirement of Section 15-211 is satisfied by a private road that meets neither the public street standards nor the standards set forth in Section 15-221 may be developed so long as, since the effective date of this chapter, not more than three lots have been created out of that same tract.

- (1) The intent of this subsection is primarily to allow the creation of not more than three lots developed for single-family residential purposes. Therefore, the permit-issuing authority may not approve any subdivision served by a private road authorized under this subsection in which one or more of the lots thereby created is intended for (i) two-family or multi-family residential use or (ii) any non-residential use that would tend to generate more traffic than that customarily generated by three single-family residences.
- (2) To ensure that the intent of this subsection is not subverted, the permit-issuing authority may, among other possible options, require that the approved plans show the types and locations of buildings on each lot or that the lots in a residential subdivision served by a private road authorized under this subsection be smaller than the permissible size lots on which two-family or multi-family developments could be located or that restrictive covenants limiting the use of the subdivided property in accordance with this subsection be recorded before final plat approval.

(e) No final plat that shows lots served by private roads may be recorded unless the final plat contains the following notations:

- (1) “Further subdivision of any lot shown on this plat as served by a private road may be prohibited by the Carrboro Land Use Ordinance.”
- (2) “The policy of the Town of Carrboro is that, if the town improves streets (i) that were never constructed to the standards required in the Carrboro Land Use Ordinance for dedicated streets, and (ii) on which 75% of the dwelling

*Art. XIV STREET AND SIDEWALKS (con't)*

units were constructed after July 1, 1979, 100% of the costs of such improvements shall be assessed to abutting landowners.”

(f) The recorded plat of any subdivision that includes a private road shall clearly state that such road is a private road. Further, the initial purchaser of a newly created lot served by a private road shall be furnished by the seller with a disclosure statement outlining the maintenance responsibilities for the road, in accordance with the requirements set forth in G.S. 136-102.6(f). The intention of this subsection is to afford the same protection to purchasers of lots on private roads within the town as is provided to purchasers of lots outside the town by G.S. 136-102.6(f). **(AMENDED 6/22/21)**

(g) For purposes of this section, a private road meets the public street and sidewalk standards of this chapter if it is designed and constructed and sufficient setbacks are provided so that, if intended for dedication, it could be accepted as a public street in conformity with the requirements of this chapter. **(AMENDED 11/26/85)**

(h) Notwithstanding the other provisions of this section, the town may prohibit the creation of a private road if the creation of such a road would avoid the public street interconnection requirements set forth in Sections 15-214 and 15-217(a). **(AMENDED 6/25/02)**

**Section 15-220.1 Design Standards for Village Mixed Use Developments.** **(AMENDED 5/28/02)**

(a) Village mixed use developments may be designed in accordance with the North Carolina Department of Transportation Traditional Neighborhood Development (TND) Guidelines, August 2000. Where specific NCDOT TND design guidelines have been established, these may supersede any related street design standards contained in this Ordinance, as well as standards and guidelines for utilities, landscaping and similar considerations. In the absence of TND specific design guidelines, the existing standards, criteria, guidelines or policies shall be applied.

(b) For purposes of implementing the NCDOT TND Guidelines, a village mixed use development shall be deemed to be a “classic” TND.

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

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

(b) Whenever (i) a lot is proposed to be developed residentially for more than four dwelling units or non-residentially in such a fashion as to generate more than 40 vehicle trips per day,

*Art. XIV STREET AND SIDEWALKS (con't)*

and (ii) if the lot were to be subdivided, a street would be required running through the lot to provide a connection between existing or planned adjacent streets in accordance with the provisions of Sections 15-214 and 15-217(a), then the developer shall be required to construct and dedicate the same street that would have been required had the property been subdivided. On Town-owned properties, the Town Council may eliminate or reduce the requirements of this section for reservation and/or connection of right-of-way. **(AMENDED 6/25/02; 6/06/17)**

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

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

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

(f) The sidewalks required by this section shall be at least five feet wide, except that, where practicable, the sidewalks in the B-1(c), B-1(g), B-2, and C-T zoning districts shall be at least ten feet wide. Sidewalks are to be constructed according to the specifications set forth in Appendix C, except that the permit issuing authority may permit the installation of walkways constructed with other suitable materials when it concludes that: **(AMENDED 12/08/98; 4/8/03)**

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

**Section 15-222 Attention to Handicapped in Street and Sidewalk Construction.**

(a) As provided in G.S. 136-44.14, whenever curb and gutter construction is used in public streets, wheelchair ramps for the handicapped shall be provided at intersections and other major points of pedestrian flow. Wheelchair ramps and depressed curbs shall be constructed in accordance with published standards of the N.C. Department of Transportation, Division of Highways.

(b) In unsubdivided developments sidewalk construction for the handicapped shall conform to the requirements of Section (11X) of the North Carolina State Building Code.

*Art. XIV STREET AND SIDEWALKS (con't)***Section 15-223 Street Names and House Numbers.**

(a) Street names shall be assigned by the developer subject to the approval of the permit issuing authority. Proposed streets that are obviously in alignment with existing streets shall be given the same name. Newly created streets shall be given names that neither duplicate nor are phonetically similar to existing streets within the town's planning jurisdiction, regardless of the use of different suffixes [such as those set forth in subsection (b)].

(b) Street names shall include a suffix such as the following:

- (1) Circle: A short street that returns to itself.
- (2) Court or Place: A cul-de-sac or dead-end street.
- (3) Loop: A street that begins at the intersection with one street and circles back to end at another intersection with the same street.
- (4) Street: All public streets not designated by another suffix.

(c) Building numbers shall be assigned by the town as provided in Section 7-32 of the Town Code.

**Section 15-224 Bridges.**

All bridges in subdivided and unsubdivided developments shall be constructed in accordance with the standards and specifications of the N.C. Department of Transportation, except that bridges on roads not intended for public dedication in unsubdivided developments may be approved if designed by a licensed architect or engineer.

**Section 15-225 Utilities.**

Utilities installed in public rights-of-way or along private roads shall conform to the requirements set forth in Article XV, Utilities.

**Section 15-226 Road Standards in the University Lake Watershed.**

Notwithstanding any provision in this ordinance to the contrary, roads in the University Lake Watershed shall not be constructed with curb and gutter. (AMENDED 11/11/86)

**Section 15-227 through 15-235 Reserved.**



# TOWN OF CARRBORO

NORTH CAROLINA

## TRANSMITTAL

## PLANNING DEPARTMENT

DELIVERED VIA:  HAND  MAIL  FAX  EMAIL

**To:** Richard J. White III, Town Manager  
Mayor & Town Council

**From:** Tina Moon, Planning Administrator

**Date:** June 1, 2023

**Subject:** Text Amendment Relating to Complete Streets

The purpose of the draft ordinance is to amend Article XIV of the Land Use Ordinance, Streets and Sidewalks to accomplish the following five things:

1. to articulate the Town's findings on the elements of complete streets and the associated community benefits of a complete street network;
2. to allow more flexibility in the design of street cross sections so long as all of the necessary components are included, so that there is a designated place for all modes—vehicles, bicycles, pedestrians, micro-mobility users;
3. to express the relationship between the design/construction of the street network and equity—the ability of everyone to travel regardless of age, race, income, and ability;
4. to emphasize the important role of transportation for meeting climate action goals; and
5. to expand the source for transportation infrastructure guidance, to include not just the adopted sidewalk plan but all town adopted plans and regional transportation plans.

The National Complete Streets Coalition was formed in 2005 and provides a framework for establishing complete streets policies (<https://smartgrowthamerica.org/program/national-complete-streets-coalition>). Over the last couple of years, numerous communities have adopted complete streets policies and programs. Many are incorporated into the community's capital improvement program and as such include an annual progress evaluation benchmarking the expansion of the local transportation network and/or the completion of smaller segments to fill-in gaps for bicycle and pedestrian facilities.

As the draft ordinance has been prepared as an amendment to Land Use Ordinance the focus is on the design of streets that are being constructed or modified as part of the development process. Therefore the benchmarking component has not been included. However, the town continues to partner with the Town of Chapel Hill and UNC-Chapel Hill to fund Chapel Hill Transit's local transit service, and to seek funding to design and construct bicycle and pedestrian infrastructure projects to expand the local multimodal transportation network as part of the implementation of adopted plans, must notably the recently 2022-2042 Carrboro Comprehensive Plan, Carrboro Connects which by adoption reaffirmed the Carrboro Comprehensive Bicycle Transportation Plan and the Safe Routes to School Strategic Action Plan.



PLANNING *and* INSPECTIONS

---

Cy Stober, AICP, Director | [cstober@orangecountync.gov](mailto:cstober@orangecountync.gov) | 131 W. Margaret Lane, Hillsborough, NC 27278 | 919.245.2575

## TRANSMITTAL DELIVERED VIA EMAIL

May 12, 2023

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

**SUBJECT: Joint Planning Review of Proposed Ordinance Amendments**

Dear Tina:

Thank you for the opportunity to review the following Land Use Ordinance amendments received by us on May 8, 2023 and proposed for town public hearing on May 23, 2023 and June 6, respectively:

- *An Ordinance Amending the Land Use Ordinance to Modify Attendance Requirements for Boards and Commissions.*
- *An Ordinance Amending the Land Use Ordinance to Establish a Complete Streets Policy.*

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

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

Sincerely,

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

Perdita Holtz, AICP  
Deputy Director, Long-Range Planning and Administration



## Planning Board

*301 West Main Street, Carrboro, North Carolina 27510*

---

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

THURSDAY, JUNE 1, 2023

### Land Use Ordinance Text Amendment Relating to Complete Streets

Motion was made by Fray and seconded by Poulton that the Planning Board recommends that the Town Council approve the draft ordinance.

The Planning Board also recommends modifying Subsection 15-210(a)(3) to add “Furthermore, when the street continues, it cannot be obstructed by the use of bollards, pylons, or any other measure that prohibits free flow of automobile traffic, except such traffic calming measures that are deemed necessary to mitigate the increased flow of traffic through the existing neighborhood.”

#### **VOTE:**

AYES: (7) Foushee, Fray, Mangum, Sinclair, Poulton, Kirkpatrick, Buckner

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3) Amina, Gaylord-Miles, Scales

#### **Associated Findings**

By a unanimous show of hands, the Planning Board membership indicated that no members have any financial interests, nor any close familial, business or other associational relationship to the landowner of the property subject to a rezoning petition that would pose a conflict of interest.

Motion was made by Poulton and seconded by Foushee that the Planning Board of the Town of Carrboro finds the proposed text amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, Transportation and Mobility Goal 2, and associated strategies noted below:

Goal 2: Continue to expand the transportation system to provide at least one non-automobile option (walking, biking, and transit) for every neighborhood to be usable for a variety of trip purposes.

- Strategy 2.2: Continue to create safe streets and trail networks for pedestrians, bike riders, and transit riders. Particularly, Provision A - Develop a complete streets policy statement that incorporates and implements a vision zero policy.
  - Strategy 3.1: Expand opportunities for transportation options that do not rely on fossil fuel-powered, single-occupancy vehicles.
  - And the related strategies & projects noted in the crossover section with the Land Use Chapter of the Comprehensive Plan to evaluate and make revisions to Town Standards for Street Design, and to update the requirements in Article XIV of the Land Use Ordinance, Streets and Sidewalks, relating to street width, sidewalks, ROW width, shoulder width, and other design features.
-



Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment, is reasonable and in the public interest because of the underlying focus of increasing public safety.

**VOTE:**

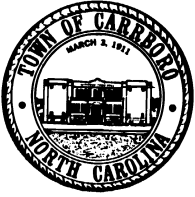
AYES: (7) Foushee, Fray, Mangum, Sinclair, Poulton, Kirkpatrick, Buckner

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3) Amina, Gaylord-Miles, Scales

Tina Moon for Braxton Foushee / June 1, 2023  
(Chair) (Date)



# TOWN OF CARRBORO

***301 West Main Street, Carrboro, North Carolina 27510***

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

**THURSDAY, JUNE 1, 2023**

### **Land Use Ordinance Text Amendment Relating to Complete Streets**

Motion was made by Keefe and seconded by Swan that the Transportation Advisory Board recommends that the Town Council adopt the draft ordinance with the following recommendations:

1. The text should include language to include people using wheelchairs and users of mobility aides and other road users wherever pedestrians and cyclists are mentioned.
2. In the reference to “school-age children” in 15-209(a)(9) the text should explicitly include high school students since they are not typically included as part of the Safe Routes to School program.

**VOTE:**

AYES: (Keefe, Jones-Peretto, Swan, Salvesen)

NOES: ( )

ABSTENTIONS: ( )

ABSENT/EXCUSED: ( )

**Associated Findings**

Motion was made by Swan and seconded by Salvesen that the Transportation Advisory Board of the Town of Carrboro finds the proposed map amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive Plan, Transportation and Mobility Goal 2, and associate strategies below:

Goal 2: Continue to expand the transportation system to provide at least one non-automobile option (walking, biking, and transit) for every neighborhood to be usable for a variety of trip purposes.

- Strategy 2.2: Continue to create safe streets and trail networks for pedestrians, bike riders, and transit riders. Particularly, Provision A - Develop a complete streets policy statement that incorporates and implements a vision zero policy.
- Strategy 3.1: Expand opportunities for transportation options that do not rely on fossil fuel-powered, single occupancy vehicles.
- And the related strategies & projects noted in the crossover section with the Land Use Chapter of the Comprehensive Plan to evaluate and make revisions to Town Standards for Street Design, and to update the requirements in Article XIV of the Land Use Ordinance, Streets and Sidewalks, relating to street width, sidewalks, ROW width, shoulder width, and other design features.

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

**VOTE:**

AYES: (Keefe, Jones-Peretto, Swan, Salvesen)

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

 6/2/2023  
(Chair) (Date)

## **Racial Equity Pocket Questions – Legislative Public Hearing for Proposed Text Amendment for Complete Streets**

### **What are the racial impacts?**

Lack of representation on elected and appointed boards (advisory boards also provide comments for public hearings), and a perception of not being heard can make it difficult to feel welcome. Decisions relating to transportation projects have historically had more negative impacts on communities of color.

### **Who is or will experience burden?**

Shift workers and people who have limited time, transportation choices and/or children may have difficulty finding the time to learn about a proposal, attending meetings, understanding how and when to provide input, and to whom. It takes time to learn about and understand transportation projects, including how to read construction plans, and obtaining a comfort level to participate in public meetings. Language may also provide a barrier for some residents.

### **Who is or will experience benefit?**

The public hearing process is intended to provide a mechanism to provide information in a public forum. In the case of a proposed change to a land use regulation, a public hearing provides a public forum for an applicant (land owner or local government) to present information to members of the public and the decision-making entity (elected officials/board of adjustment). Hearings provide opportunities for public comment and allow for decisions to occur in a public setting for transparency. Public hearings for text amendments involve a legislative decision, one which allows for applicants and members of the community to engage with elected officials and voice support or concern for the matter under consideration. This particular text amendment has been prepared by the Town rather than a private applicant is intended to advance the public benefits of planning, designing and operating streets that serve all modes of travel for people of all ages and abilities.

### **What are the root causes of inequity?**

Working individuals and families may find it difficult to attend public meetings, may be reticent to speak in a public setting and may have an overall distrust in government and governmental processes, based on personal experiences and/or examples of structural racism in government decisions, particularly those relating to land use.

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

Changes to land use regulations can affect land values and quality of life experiences for surrounding property owners and occupants in ways that can be beneficial and, albeit for some, less desirable. For this particular text amendment, possible unintended consequences could involve the need to widen a street in order to provide more bike and pedestrian facilities, design improvements that would benefit the public, but could harm property owners along the corridor.



## Agenda Item Abstract

**File Number: 23-191**

---

**Agenda Date:** 6/6/2023  
**In Control:** Town Council  
**Version:** 1

**File Type:** Agendas

---

**TITLE:**

Town Manager's Recommended Budget for Fiscal Year 2023-24

**PURPOSE:** The purpose of this agenda item is for the Town Manager to present the Recommended Budget for FY 2023-24.

**DEPARTMENT:** Town Manager, Finance

**CONTACT INFORMATION:** Richard J. White III, Town Manager, 918-7315; Arche McAdoo, Finance Director, 918-7439; and Langston Ramseur, Deputy Finance Director, 918-7301

**INFORMATION:** By state law, the Town Manager is required to submit a recommended budget for FY24 and budget message to the Mayor and Town Council by June 1<sup>st</sup>. This recommended budget is to be made available for public inspection and the Town Council is required to hold a public hearing on it prior to adoption. The FY24 Recommended Budget can be found on the Town's website at the following location:

<http://www.ci.carrboro.nc.us/250/Financial-Documents>

Major goals for the FY24 budget were to: 1) align Town Council's strategic priorities with the budget; 2) continue addressing employee retention, recruitment and well-being; 3) control costs while maintaining current level of services, and 4) capital projects.

As we continue to make operating adjustments in the post-pandemic landscape, budgeting continues to be a challenge. We have, however, produced, as best we can, a balanced budget based on revenue projections that are not overly aggressive, nor unduly regressive. Since the national economy is still a bit uncertain, the Town may be required to make budget adjustments as the year progresses, depending upon the direction of the economy.

The total budget recommended by the Town Manager is \$81.1 million comprised of:

- General Fund at \$29,330,449
- Special Revenue Fund at \$9,122,838
- Capital Projects Fund at \$41,465,910

Enterprises funds total \$1.2 million as follows:

- Storm Water Utility Enterprise Fund at \$1,062,746, and
- Parking Enterprise Fund at \$141,000.

The General Fund is the Town's operating budget.

Special Revenue Funds change from year to year depending upon revenues from grants, revolving loan funds, and other restricted program revenues. The Affordable Housing Fund seeks to increase affordable housing in the Town and continues to be a major goal of the Town Council. To provide a steady and reliable revenue source for affordable housing the Town Council dedicated ½ cent of the property tax rate exclusively for affordable housing in FY19, FY20, and FY22, for a total of 1.5 cents. For FY24 the 1.5 cent property tax rate will continue to be dedicated for affordable housing.

Also included in the Special Revenue Fund is the \$6.7 million received by the Town under the American Rescue Plan Act (ARPA) of 2021 for State and Local Fiscal Recovery Funds. The Town Council adopted a proposed spending plan in October 2022 which included the use of the total grant amount for the replacement of local government revenues for the provision of government services.

The Town Manager will provide a presentation on the recommended budget at the Town Council meeting. Notice of the public hearing for June 13, 2023 has been published by the Town Clerk and posted to the Town's website.

**FISCAL & STAFF IMPACT:** The only cost associated with the agenda item is the cost to publish the public hearing notice.

**RECOMMENDATION:** The Town Manager recommends that the Town Council accept the Town Manager's Recommended Budget for FY24 and hold a public hearing for June 13, 2023, at 7:00 p.m. at Town Hall.

**A RESOLUTION TO ACCEPT THE TOWN MANAGER'S RECOMMENDED BUDGET FOR FY 2023-24 AND SET A PUBLIC HEARING ON THE RECOMMENDED BUDGET FOR FY 2023-24**

WHEREAS, the Town Manager presented the Recommended Budget for FY 2023-24 to the Town Council on June 6, 2023; and,

WHEREAS, the Town is required by North Carolina General Statute 159-12(b) to hold a public hearing before adopting the budget ordinance;

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF CARRBORO HEREBY RESOLVES THAT,

Section 1. The Town Council accepts the Town Manager's Recommended Budget for FY 2023-24

Section 2. On Tuesday, June 13, 2023, at 7:00 p.m. Town Council will hold a public hearing in Town Hall Council Chambers to receive comments from citizens on the Town Manager's Recommended Budget for FY 2023-24. The entire budget document may be viewed on the Town website at <http://www.ci.carrboro.nc.us/250/Financial-Documents>

Section 3. Comments by citizens may be emailed to [publiccomment@carrboronc.gov](mailto:publiccomment@carrboronc.gov) or presented at the public hearing on June 13, 2023.

This the 6<sup>th</sup> day of June 2023.