



Town of Carrboro

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

Meeting Agenda Town Council



Tuesday, September 28, 2021

7:00 PM

Remote Meeting - View Livestream or Cable TV

18

7:00-7:05

A. ROLL CALL

7:05-7:15

B. POETRY READING, RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

7:15-7:20

C. ANNOUNCEMENT OF UPCOMING MEETINGS

7:20-7:45

D. PUBLIC COMMENT

Comments are limited to three minutes per speaker.

7:45-7:55

E. CONSENT AGENDA

1. [21-317](#) Approval of Minutes from the June 22, 2021 and September 14, 2021 Meetings

2. [21-283](#) Amendment to Miscellaneous Fees and Charges Schedule to Establish Fees for Small and Micro-Wireless Facilities in Rights-of-Way

PURPOSE: The purpose of this item is for the Town Council to adopt a resolution amending the Town's Miscellaneous Fees and Charges Schedule.

Attachments: [Attachment A - Resolution](#)

3. [21-318](#) Appointment to the Stormwater Advisory Commission

PURPOSE: The purpose of this agenda item is for the Town Council to make an appointment to the Stormwater Advisory Commission.

Attachments: [Attachment A - Appointment Resolution](#)
[Attachment B - Matrix](#)
[Attachment C - Chair Forms and Applications](#)

F. PUBLIC HEARING

7:55-8:35

1. [21-299](#) Public Hearing on a Request from Pee Wee Homes to Rezone Property at 106 Hill Street to R-3, Conditional (R-3-CZ)

PURPOSE: The purpose of this agenda item is for the Town Council to receive public comment and consider a request to rezone property at 106 Hill Street from R-7.5 to R-3, Conditional, for the purpose of developing an affordable housing project. Rezoning is a legislative decision; the Council must receive public comment before making a decision.

Attachments: [Attachment A - Consistency Resolution-106 Hill Street 9-23-2021](#)
[Attachment B - Draft Ordinance for Rezoning with Conditions for R-3-CZ 9-24-2021\(revised\)](#)
[Attachment C - Vicinity Map](#)
[Attachment D - Petition for Change of Zoning Form 201406061531053973 corrected jd](#)
[Attachment E - 2021-09-24 PWH-106-Hill-Street Conditional-Rezoning-Site-Plan-and-Renderings](#)
[Attachment F - Staff Report](#)
[Attachment G - Sungate Design 106 Hill Lot Memo](#)
[Attachment H - \(NIM\) Pee Wee Homes Community Meeting 08-28-2021](#)
[Attachment I - AHAC - Recommendation to Convey to PWH](#)
[Attachment J - Certified Mailed Notice for 106 Hill Street 09-10-2021](#)
[Attachment K - Advisory Board Comments Combined](#)
[Attachment L - Citizen Comments-combined](#)

G. MATTERS BY COUNCIL MEMBERS



Town of Carrboro

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

Agenda Item Abstract

File Number:21-317

Agenda Date: 9/28/2021

File Type:Agendas

In Control: Board of Aldermen

Version: 1

Approval of Minutes from the June 22, 2021 and September 14, 2021 Meetings



Town of Carrboro

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

Agenda Item Abstract

File Number:21-283

Agenda Date: 9/28/2021

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Amendment to Miscellaneous Fees and Charges Schedule to Establish Fees for Small and Micro-Wireless Facilities in Rights-of-Way

PURPOSE: The purpose of this item is for the Town Council to adopt a resolution amending the Town's Miscellaneous Fees and Charges Schedule.

DEPARTMENT: Planning; Public Works, Finance

CONTACT INFORMATION: Arche McAdoo, Finance Director - 919-918-7439, amcadoo@townofcarrboro.org <<mailto:amcadoo@townofcarrboro.org>>; Daniel Snipes, Interim Public Works Director dsnipes@townofcarrboro.org <<mailto:dsnipes@townofcarrboro.org>>; Patricia McGuire, Planning Director- 919-918-7327, pmcguire@townofcarrboro.org <<mailto:pmcguire@townofcarrboro.org>>

INFORMATION: The Town's Fees and Charges Schedule for FY 2021-2022 was adopted on June 22, 2021 in association with the annual budget.

During the 2017 Session, the North Carolina legislature adopted S.L. 2017-159 (HB 310) which amended G.S. 160A-400.50 to G.S. 160A-400.57, and G.S. 136-18.3A (provisions relating to NCDOT rights-of-way) establishing new regulations for the collocation of small wireless infrastructure. Additional amendments were made in the 2019 and 2020 sessions. The Town held a public hearing on amendments to land use and encroachment requirements for this infrastructure on June 16, 2020. The hearing was continued to June 23, 2020, at which time the amendments were adopted. The agenda materials may be viewed here:

[Town of Carrboro - File #: 20-247 \(legistar.com\) <https://carrboro.legistar.com/LegislationDetail.aspx?ID=4569321&GUID=C6B92C6F-13F1-4FEC-9410-25649201B487&Options=&Search=&FullText=1>](https://carrboro.legistar.com/LegislationDetail.aspx?ID=4569321&GUID=C6B92C6F-13F1-4FEC-9410-25649201B487&Options=&Search=&FullText=1)

And

[Town of Carrboro - File #: 20-258 \(legistar.com\) <https://carrboro.legistar.com/LegislationDetail.aspx?ID=4576461&GUID=6C14DEAA-712A-4C8F-96EC-D32CCFF0DFB9&Options=&Search=>](https://carrboro.legistar.com/LegislationDetail.aspx?ID=4576461&GUID=6C14DEAA-712A-4C8F-96EC-D32CCFF0DFB9&Options=&Search=>)

The amendments establish where and how the facilities may be deployed within rights of way in accordance with State law. The facilities most typically will be a canister visible at the top of a new or existing power pole, along with associated utility boxes installed lower on the pole. A small number of the facilities have already

Agenda Date: 9/28/2021

File Type:Agendas

In Control: Board of Aldermen

Version: 1

been installed in Carrboro, such as the newly installed pole in front of 300 East Main Street as an example.

Of note and as stated in the proposed fee, State law does not allow the town to charge a fee for micro antennas placed on a wire going from one pole to another pole. These micro antennas may only be up to 11 inches long, and essentially will look like an enlarged wire where the micro antenna is attached.

Adjustments to the fee schedule are proposed in accordance with the maximum limits allowed under the statutes adopted by the General Assembly, presented in *Attachment A*.

FISCAL & STAFF IMPACT: Maximum fees relate to public works and planning department reviews and approvals for these facilities.

RECOMMENDATION: Staff recommends that the Town Council adopt the attached resolution amending the Miscellaneous Fees and Charges Schedule to include fees related to the installation of small and micro-wireless facilities within Town rights-of-way (*Attachment A*).

ATTACHMENT A

A RESOLUTION APPROVING CHANGES IN FY 2021-22 MISCELLANEOUS FEES AND CHARGES SCHEDULE

WHEREAS, the Town Council of the Town of Carrboro has adopted a Miscellaneous Fees and Charges Schedule for FY 2021-22; and,

WHEREAS, this Schedule includes fees associated with Encroachment Agreements administered by the Public Works Department and with Land Use Permits administered by the Planning Department, and;

WHEREAS, it is now necessary to specify fees related to the installation of small and micro wireless facilities as defined in N.C. Gen. Stat. Chapter 160D, Art. 9, Part 3 Wireless Telecommunication Facilities”.

NOW THEREFORE BE IT RESOLVED THAT THE TOWN COUNCIL OF THE TOWN OF CARRBORO AUTHORIZES THE FOLLOWING MISCELLANEOUS FEE INCREASES:

Section 1. The Public Works Fees section of the Miscellaneous Fees and Charges Schedule shall be amended to include the following:

Encroachment Permit	
Attachment to Town-owned pole	\$50.00 for existing poles; Actual cost of “make ready” work as defined in the LUO
Encroachment Fee	\$100.00 [This fee is waived for rights-of-way encroachments where the fee for Zoning Permit is paid.]
Consultant review fee, as needed	\$500.00 per application ¹

Section 2. The Planning Fees, Zoning Permits section of the Miscellaneous Fees and Charges Schedule shall be amended to include the following:

Small Cell Wireless Facilities	\$100 per facility for first five; \$50 for each additional facility (i.e. six thru 25) A “substantial modification” as defined in the LUO requires a second fee. There is no fee for micro-wireless antennae attached to cables strung between two poles.
--------------------------------	--

¹ Per G.S. 160D-934 this fee must be based on the Town’s actual costs.

Wireless telecommunications application Consultant review fee, as needed	\$500.00 per application ²
Substantial Modification of any wireless facility (treated as a new application by statute)	The original fee charged shall be charged again.

Section 3. The above fee increases shall become effective upon adoption of this resolution.

Section 4. The Town Clerk shall provide a copy of this resolution to the Finance Officer within five days.

² Per G.S. 160D-934 this fee must be based on the Town's actual costs.



Town of Carrboro

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

Agenda Item Abstract

File Number:21-318

Agenda Date: 9/28/2021

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Appointment to the Stormwater Advisory Commission

PURPOSE: The purpose of this agenda item is for the Town Council to make an appointment to the Stormwater Advisory Commission.

DEPARTMENT: Town Clerk

CONTACT INFORMATION: Cathy Dorando, 919-918-7309

INFORMATION: The Stormwater Advisory Commission currently has three vacant seats.

Applications from Gordon Chadwick and Satya Kallepalli have been on file since the June 2021 Stormwater Advisory Board appointments. At that time, Chadwick and Kallepalli were not selected for appointment and the Town Clerk was directed to bring back an amendment to create additional seats on the Board. On September 14, 2021 the Town Council adopted an ordinance adding two seats to the Commission. Margot Lester, an appointee from June 2021, has also recently resigned. Chadwick and Kallepalli were contacted and only Chadwick is still interested in being appointed to the Stormwater Advisory Commission. This appointment would leave two seats vacant.

Jeanette O'Connor is the chair of the Stormwater Advisory Commission and provided the chair form for the Council's review. Chair forms are located directly in front of the application.

Town Council members are encouraged to review the [Advisory Board Recruitment and Appointment Policy](http://townofcarrboro.org/DocumentCenter/View/5358/Town-of-Carrboro-Advisory-Board-Recruitment-and-Appointment-Policy->) [<http://townofcarrboro.org/DocumentCenter/View/5358/Town-of-Carrboro-Advisory-Board-Recruitment-and-Appointment-Policy->](http://townofcarrboro.org/DocumentCenter/View/5358/Town-of-Carrboro-Advisory-Board-Recruitment-and-Appointment-Policy->).

A matrix of current membership is included.

FISCAL & STAFF IMPACT: N/A

RECOMMENDATION: It is recommended that the Mayor and Council review the application and make the appointment.

**A RESOLUTION MAKING AN APPOINTMENT TO THE
STORMWATER ADVISORY COMMISSION**

THE TOWN COUNCIL HEREBY APPOINTS THE FOLLOWING APPLICANT(S) TO THE
STORMWATER ADVISORY COMMISSION:

Appointee	Term Expiration
Gordon Chadwick	2/2024

This resolution shall become effective upon adoption.

Current makeup of the Stormwater Advisory Commission:

NAME	ADDRESS	TERM EXPIRATION	DOB	RACE	ETHNICITY	SEX	OCCUPATION
Lauren Joca	1101 N Greensboro St.	2/2022	8/1991	White		Female	Business Manager
Robert Dickson	116 Circadian Way	2/2022	2/1951	Caucasian		Male	Newspaper Owner
Jeanette O'Connor	103 Mulberry St.	2/2024	1/1982	White		Female	Landscaper
Michael Paul	702 Bolin Creek Dr.	2/2024	6/1968	White		Male	Consulting Specialist
John Cox	107 Yeargan Place	2/2024	1/1950	Caucasian		Male	Engineer, Retired
Aja Kelleher	303 Rainbow St.	2/2025	5/1966	Asian	Korean-American	Female	Info Tech Consultant
VACANT		2/2024					
VACANT		2/2025					
VACANT		2/2025					

Applicant summary information (full detail in application):

NAME	ADDRESS	DOB	RACE	ETHNICITY	SEX	OCCUPATION
Gordon Chadwick	100 James St.	6/1988	White	White	Male	UX Researcher

Print

Advisory Board Chair Report (Complete One Per Applicant) - Submission #5631

Date Submitted: 6/16/2021

Advisory Board Name:*

Stormwater Advisory Commission

Chair Name*

Jeanette O'Connor

Applicant First Name:*

Gordon

Applicant Last Name:

Chadwick

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 #5481

Date Submitted: 6/4/2021

First Name*

Gordon

Last Name*

Chadwick

Date*

6/4/2021

Select today's date

Address1*

100 James Street

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?*

No

Telephone (111)-111-1111*

5044320651

Please enter your primary contact phone number.

Email Address*

gchadwick10@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*

6/12/1988

Race*

Whitw

Please enter your race.

Sex*

Male

Please enter your sex.

Ethnicity*

White

Occupation*

UX Researcher

Please enter your occupation.

Are you a registered Orange County Voter?*

Yes

Please answer Yes or No

Length of Residence in Orange County*

6 years

How long have you been a resident of Orange County?

Length of Residence in the Town of Carrboro*

6 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 type="checkbox"/> Affordable Housing Advisory Commission | <input type="checkbox"/> Northern Transition Area Advisory Committee |
| <input type="checkbox"/> Appearance Commission/NPDC | <input type="checkbox"/> OWASA Board of Directors |
| <input type="checkbox"/> Arts Committee | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Racial Equity Commission |
| <input type="checkbox"/> Climate Action Team | <input type="checkbox"/> Recreation and Parks Commission |
| <input type="checkbox"/> Economic Sustainability Commission | <input checked="" 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 |
| <input checked="" type="checkbox"/> Greenways Commission | |

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.

****Employer/Self Employed**

Randstad USA

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

Advisory Board Preference*

Stormwater Advisory Commission

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

Number of Years Employed

1

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*

Barred Owl Creek renaming group and unofficial neighborhood advocacy group.

Please enter the requested information.

Relevant Experience:*

I have been involved in Upper Tom's Creek Watershed flooding and stormwater discussions for the past 3 years. This has included attending the town's meetings, doing background research, and being in contact frequently with Randy Dodd. I'm very familiar with the history and challenges of this neighborhood in particular but my research has prepared me to begin thinking about other neighborhoods as well. As a member of other organizations (Information Science student org at UNC-CH and RTP A11y), I've helped plan and run meetings. In my professional life, I frequently synthesize and present information to stakeholders.

Reasons You Wish to be Appointed*

As a member of one of Carrboro's most water-threatened neighborhoods, I'd add a key voice to greenway and stormwater discussions. I particularly understand and empathize with the feelings of people whose properties are threatened by stormwater. Also, as someone who is concerned about climate change, I am deeply concerned about how Carrboro will manage increased stormwater in the future. I believe that Carrboro should adopt the most progressive and cutting edge stormwater practices that it can. Our town should set an example for other small towns to follow.

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 believe it's very important to include diverse voices in local politics. Often, it seems that marginalized and disadvantaged communities are left out of key discussions which leads to solutions that serve the most privileged. I believe it will be important for the town's boards and commissions to seek out and encourage engagement from diverse voices when tackling stormwater and greenway issues.

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.



Town of Carrboro

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

Agenda Item Abstract

File Number:21-299

Agenda Date: 9/28/2021

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Public Hearing on a Request from Pee Wee Homes to Rezone Property at 106 Hill Street to R-3, Conditional (R-3-CZ)

PURPOSE: The purpose of this agenda item is for the Town Council to receive public comment and consider a request to rezone property at 106 Hill Street from R-7.5 to R-3, Conditional, for the purpose of developing an affordable housing project. Rezoning is a legislative decision; the Council must receive public comment before making a decision.

DEPARTMENT: Planning & Housing and Community Services

CONTACT INFORMATION: Christina Moon, Planning Administrator - 919-918-7325, cmoon@townofcarrboro.org <<mailto:cmoon@townofcarrboro.org>>; Marty Roupe, Development Review Administrator - 919-918-7333, mroupe@townofcarrboro.org <<mailto:mroupe@townofcarrboro.org>>; Patricia McGuire, Planning Director - 919-918-7327, pmcguire@townofcarrboro.org <<mailto:pmcguire@townofcarrboro.org>>; Rebecca Buzzard, Housing and Community Services Director - 919-918-7438, rbuzzard@townofcarrboro.org <<mailto:rbuzzard@townofcarrboro.org>>; Nick Herman, Town Attorney, 919-929-3905, gnherman@broughlawfirm.com <<mailto:gnherman@broughlawfirm.com>>

INFORMATION: Pee Wee Homes, a local non-profit organization, has submitted a petition to rezone a single parcel at 106 Hill Street from R-7.5 (residential, 7,500 sq. ft. per dwelling unit) to R-3-CZ (residential, 3,000 sq. ft. per dwelling unit) for the purpose of developing three, size-restricted, required-affordable homes that would be available for rent to individuals earning less than 30-percent of the Area Median Income (AMI). As can be seen in the attached vicinity map, the property is located at the southwest corner of Hill and Broad streets and can be further identified as Orange County PIN #9778-97-5883 (*Attachment C*). The existing R-7.5 zoning would allow one dwelling unit at the site; the requested rezoning would allow three size-restricted, required-affordable units. The subject property is also located in Lloyd-Broad Overlay District, which includes limitations on the height, size and placement of buildings.

The property is currently owned by the Town, and is one of the three town-owned lots identified for possible sale/donation for affordable housing purposes on June 19, 2018 ([Town of Carrboro - File #: 17-218 \(legistar.com\)](https://carrboro.legistar.com/LegislationDetail.aspx?ID=3508037&GUID=A87A3FE4-CEF1-4F97-820E-15272F88CE07&Options=&Search=>) <<https://carrboro.legistar.com/LegislationDetail.aspx?ID=3508037&GUID=A87A3FE4-CEF1-4F97-820E-15272F88CE07&Options=&Search=>>>). Staff followed up with questions relating to the use of the Hill property for affordable housing with the Town Engineer, and it was determined that as long as the finished floor elevation was set above the level at which water topped Broad Street, (an extreme rain event), flooding

would not be an issue for the use of the lot. The likelihood of opening the stream was very low, it had not been identified as a stormwater utility interest, or included in the list of projects in the CIP. The Town Council approved, as part of the June 22, 2021 agenda item to set the public hearing, a resolution allowing the Town Manager to sign the petition for rezoning as the property owner, and agreeing to convey the property to Pee Wee Homes contingent upon the approval of the rezoning ([Town of Carrboro - File #: 21-248 \(legistar.com\)](https://carrboro.legistar.com/LegislationDetail.aspx?ID=4989707&GUID=3750F8AC-9233-4805-9368-BCA7F5F89D60&Options=&Search=>) [<https://carrboro.legistar.com/LegislationDetail.aspx?ID=4989707&GUID=3750F8AC-9233-4805-9368-BCA7F5F89D60&Options=&Search=>](https://carrboro.legistar.com/LegislationDetail.aspx?ID=4989707&GUID=3750F8AC-9233-4805-9368-BCA7F5F89D60&Options=&Search=>)).

Materials submitted by the applicant include the formal petition for change of zoning, a conceptual site plan, and architectural renderings showing the exterior elevations of the homes (*Attachments D & E*). Draft conditions are provided as part of the rezoning ordinance and may be further refined during the public hearing process (*Attachment B*). It is important to note that if the rezoning is approved the conditions, including the conceptual site plan, become binding to the rezoning and subsequent permit. The conditions must be mutually agreed upon by the Town and the applicant and, in accordance with changes associated with the adoption of Chapter 160D, the applicant must sign a copy of a statement listing the conditions.

A piped stream flows diagonally underneath the property and is subject to the stream buffer requirements in Article XVI. The Board of Adjustment granted Pee Wee Homes a variance to allow the buildings to encroach into the stream buffers on June 16, 2021 to some degree. The variance requires that portions of the stream buffer remain undisturbed to provide access to the pipe for future maintenance. As part of the review of the variance application, Pee Wee Homes requested flexibility in certain development requirements including the setbacks, and the parking requirements as permitted in Article XVIII, and possibly the recreational facilities. The land use permit for this project would be a zoning permit which is approved administratively, therefore any request for flexibility would need to be determined as part of the rezoning. An optional condition to reduce/relieve the on-site parking requirement is provided in the draft ordinance as condition #1A. The alternative to providing on-site recreational facilities is a payment in-lieu. Information relating to the cost of the payment in-lieu is provided in the fiscal impact statement.

During the discussion to set the public hearing on June 22nd, Council members asked questions relating to potential flooding in the area and the possibility of daylighting the stream. The proposal does not change the flooding conditions and access to the pipe remains fully open. Additional information relating to stormwater is provided in an attached memo from the Town Engineer (*Attachment G*). Council members also asked about the proposal to include a more than ninety-nine year affordability provision as part of the potential deed of sale to Pee Wee Homes. The Town Attorney provided a brief history of the law of privity in contracts and the standard use of ninety nine years as a milestone for perpetuity at the meeting and subsequently sent more detailed information via email. Additional information regarding long-term affordability may be found in the staff report (*Attachment F*).

The applicant held a neighborhood information meeting (NIM) at Baldwin Park on Saturday, August 28, 2021. Information about the meeting was mailed to property owners and residents within 1000 feet of the subject property. Approximately 15-20 neighbors attended for some/all of the meeting. A meeting summary and sign-in sheet is attached (*Attachment H*).

The Town Council must receive public comment before adopting an amendment to the official zoning map to the Carrboro Land Use Ordinance. Planning Board review is also needed, and the Council referred the matter to the Affordable Housing Advisory Commission, the Appearance Commission, the Economic Sustainability Commission, the Environmental Advisory Board, the Stormwater Advisory Board and the Transportation Advisory Board. Section 15-322 describes the role of the Planning Board and other advisory boards in the review of rezonings. The request was considered at the Joint Review Board meeting on September 2nd, and subsequently discussed at the ESC's meeting on September 8th, the SWAC meeting on September 9th and the AHAC special meeting on September 20th. Comments are provided (*Attachment K*).

It should be noted that pursuant to the adoption of Session Law 2021-35, the submittal of written comments for this matter will be due 24 hours prior to the noticed time of the meeting start. This is a change from the requirements at public hearings in the fall 2020/spring 2021, when public comments could be submitted up to 24 hours after a public hearing was closed. Information regarding this change was included in the published notice and mailed notice. Certification of the mailed notice is provided as (*Attachment J*). Public comments received by staff from residents in the Lloyd-Broad neighborhood is included as (*Attachment L*).

As noted in the agenda to set the public hearing, the applicants have received a fee waiver for the fees associated with the rezoning, totally \$1,245.10, from the Affordable Housing Special Revenue Fund (AFSRF). Costs are associated with public hearing notice for Town Council and advisory board review for rezoning. Costs associated with the mailed public hearing notice and the mailed flyer for the NIM, approximately \$990, were paid for with funds from the Housing and Community Services budget.

FISCAL & STAFF IMPACT: It is anticipated that the applicant may request that the Town provide assistance with the cost of a payment in lieu of providing on-site recreational facilities, a fee of \$6,555.05. (Recreation fee: $10.39 \times 3 = 31.17$ at \$210.30 per point $\times 31.17$ points = \$6,555.05) It is also anticipated that the applicant may seek additional funding from the AFSRF in the fall to assist with costs associated with construction.

RECOMMENDATION: Staff recommends that the Town Council receive public comment and consider the resolution of consistency (*Attachment A*) and the draft ordinance for the rezoning (*Attachment B*).

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. 160D-605)

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 7405.20 SQUARE FEET OF PROPERTY KNOWN AS 106 HILL STREET FROM R-7.5 (RESIDENTIAL, 7,500 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 Council has reviewed the draft amendment to the map of the Land Use Ordinance and concludes that the proposed amendment is:

_____ *Consistent* with current adopted plans, Carrboro Vision2020 (provisions 2.11, 2.52, 3.28, 6.0, 6.11, 6.13 and 6.17) and the Town's Affordable Housing Goals and Strategies (2.1 and 2.4), for the following reason(s):

Carrboro Vision2020

- 2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility.
- 2.52 The town should continue to require the construction of a diverse housing stock.
- 3.28 Carrboro encourages a variety of appropriate residential development—single-family, multi-family, SROS, etcetera—in the downtown especially as part of mixed-use developments.
- 6.0 The town should develop a comprehensive housing policy that seeks to provide housing all of Carrboro's citizens.
- 6.11 Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.
- 6.13 The town should review all vacant municipally owned land for the purpose of making unneeded tracts available for housing programs.
- 6.17 the town should interact with non-profit groups that work to provide affordable housing, including but not limited to the Community Home Trust, Empowerment Inc., and Habitat for Humanity [of Orange County].

Affordable Housing Goals and Strategies

- 2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% AMI.
- 2.4 Reduce erosion of rental housing quality and affordability.

_____ *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 Town 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 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 28th day of September 2021.

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE APPROXIMATELY 7405.20 SQUARE FEET OF PROPERTY KNOWN AS 106 HILL STREET FROM R-7.5 (RESIDENTIAL, 7,500 SQUARE FEET PER DWELLING UNIT) TO R-3-CZ (RESIDENTIAL, 3,000 SQUARE FEET PER DWELLING UNIT, CONDITIONAL)

****DRAFT 9-24-2021****

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 the Orange County Tax Map by parcel identification number shown below shall be rezoned as noted and subject to the following conditions:

Chapel Hill Township, 106 Hill Street (PIN 9778-97-5883) encompassing approximately 7405.2 square feet as shown on the accompanying map titled "Conditional Rezoning Site Plan" is hereby rezoned from R-7.5 (Residential, 7,500 square feet per dwelling unit) to R-3-CZ (Residential, 3,000 square feet per dwelling unit, Conditional).

1. The rezoning exhibit labeled "Conditional Rezoning Site Plan," dated _____ is approved and incorporated herein to indicate land uses, the general location and size of buildings, building setbacks, stormwater management features, open space and parking spaces. Other features and issues remain to be decided at the time a permit is requested for development include, but are not necessarily limited to, the location and number of trees and other landscaped areas, and the location of recreational facilities or payment in-lieu thereof.
- (Optional) 1A.** The Town Council hereby finds, that ____ parking spaces is/are sufficient to serve this development based on the evidence provided by the applicant relating to the proximity of the site to bus lines and experience that the tenant population for the project does not typically have cars.
2. Up to three size-restricted dwelling units may be constructed on the site subject to the provisions of the variance approved by the Town of Carrboro Board of Adjustment on June 16th, 2021, which allows for the buildings to encroach into the Zone 1 and Zone 2 riparian buffer.
3. All dwelling units constructed on the subject property are to remain affordable for residents earning less than 30% of the area AMI, for a period of at least 99 years following the approval date of the certificates of occupancy.
4. The homes shall not be enlarged or replaced. If future replacement is deemed necessary due to age or damage the replacement building shall match the original in size, height, massing and placement on the site.
5. Each dwelling unit shall be constructed with a finished floor and mechanical units elevated at least two feet above the existing elevation of the curb at the intersection of Hill and Broad streets. The final elevation to be determined as part of the zoning permit approval.
6. The foundation or portion of the dwelling below the finished floor for each unit shall be "floodproof," meaning that flood waters will not be impeded from passing through, hydrostatic pressure will not be created, and the risk of damage to the structure will be minimized. Due to this

risk of flooding, the space under the finished floor for each unit shall be not enclosed as a finished habitable space or unfinished area for storage.

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

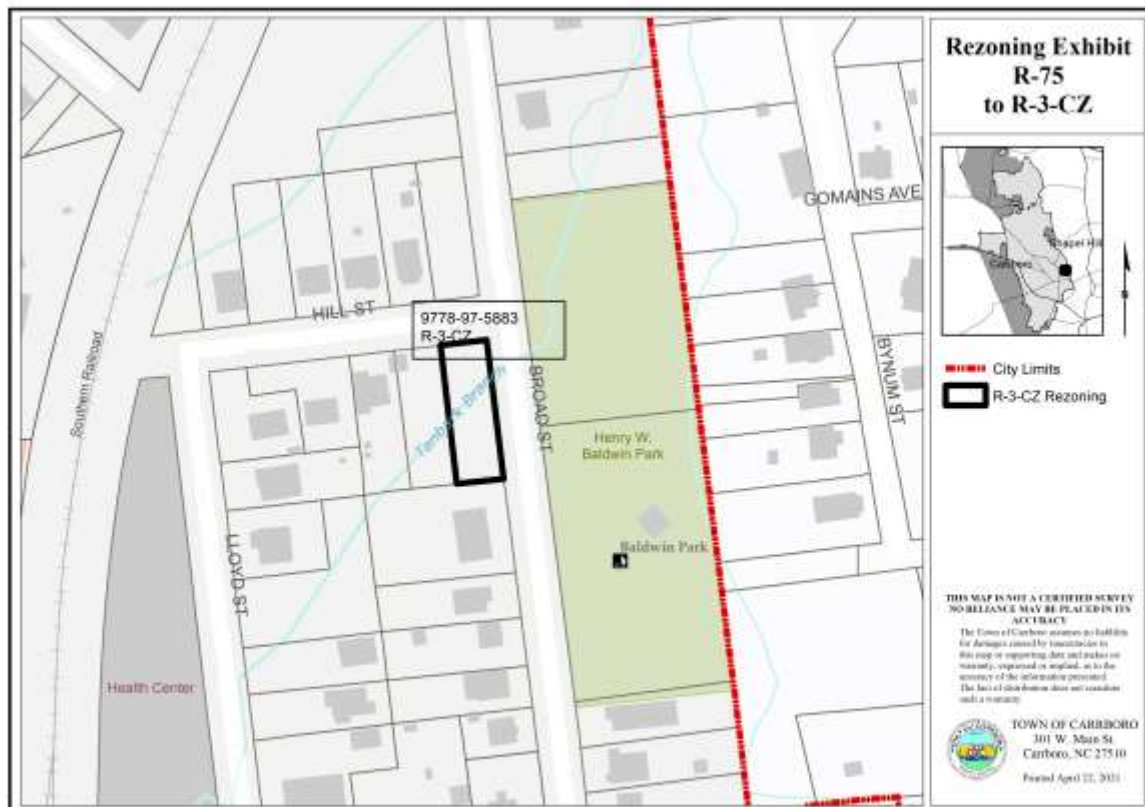
SECTION 3. This ordinance shall become effective upon adoption.

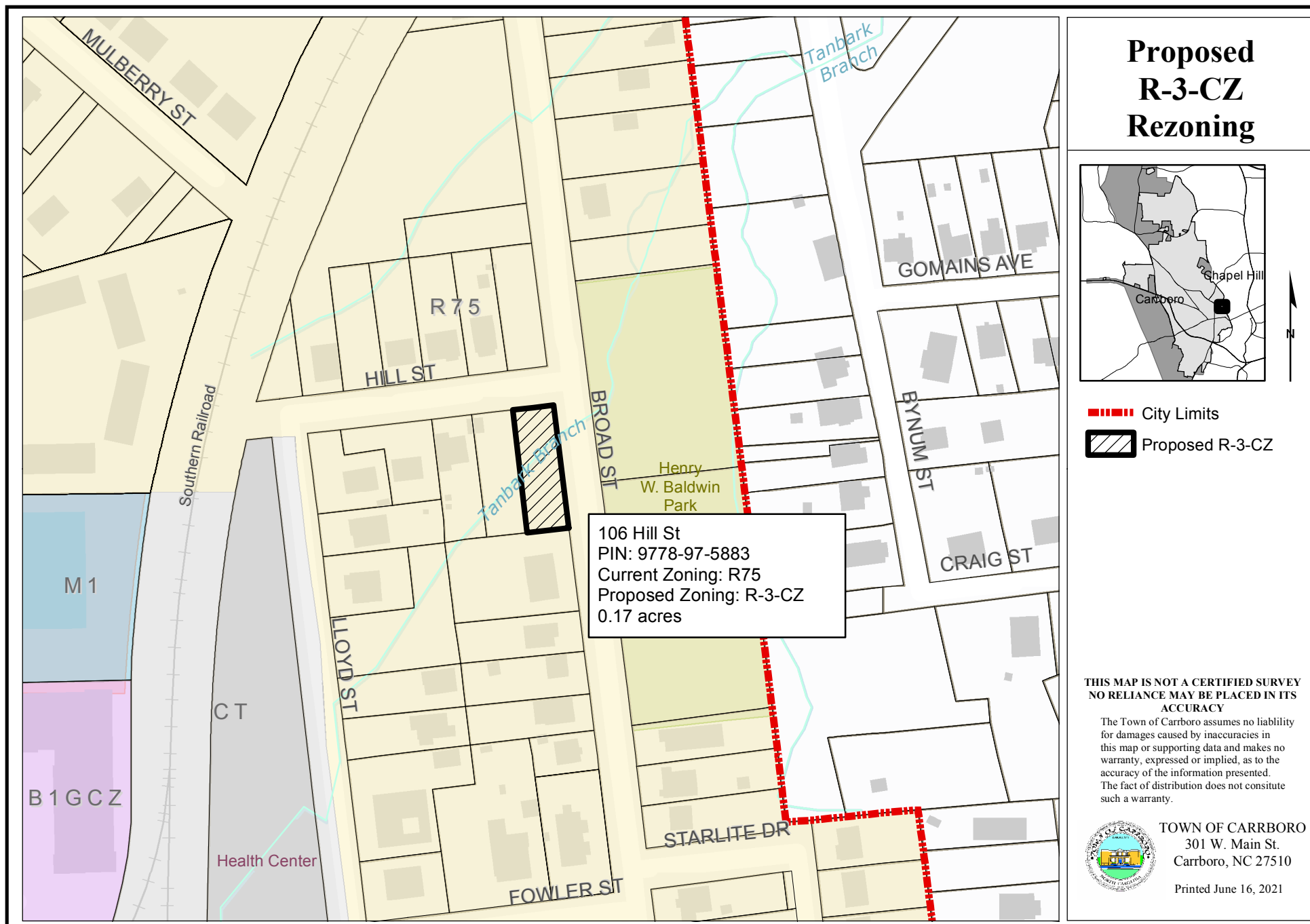
The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted, this the _____ day of _____ 2021.

AYES:

NOES:

ABSENT OR EXCUSED.





APPENDIX A – 2

PETITION FOR CHANGE OF ZONING FORM

TOWN OF CARRBORO

PETITION FOR CHANGE OF ZONING



Petitioner: Pee Wee Homes

Date: 6/17/21

The Petitioner named above respectfully requests the Town Council of the Town of Carrboro to rezone the below-described property from R7.5 to R3 CZ zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. **PETITIONER'S NAME:** Pee Wee Homes, Inc

ADDRESS: 8410 Merin Rd; Chapel Hill, NC 25716

TELEPHONE #: (919) 590- 9023

2. **INTEREST IN PROPERTY(IES):** 106 Hill St; Carrboro, NC 27510

3. **BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS :**

106 Hill St is on the corner of Hill and Broad streets in the Lloyd/Broad section of the Northside Neighborhood of Carrboro. This location is across the street from the H. W. Baldwin Park and community garden.

4. **DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:**

- a. **OWNER: Town of Carrboro**

TAX MAP: **BLOCK:** **LOT:** **ACREAGE:** 0.17 **PARCEL:** 9778975883

SUBDIVISION NAME: Lloyd/Broad

FRONTAGE: 200 FT (50 FT HILL STREET, 150 FT BROAD STREET) **DEPTH :** 150 FT

EXISTING STRUCTURES AND USES :

No existing structures. Lot is grass covered with an inlet to the existing piped stream.
Three large trees at the southern portion of the lot.

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

Please See Attached Mailing List

6. **HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES X NO**
IF “YES”, WHEN? The property was rezoned in June 26, 2018 to be part of the Lloyd-Broad Overlay District.
7. **PLEASE SET OUT AND EXPLAIN THOSE CIRCUMSTANCES PERTINENT TO THE PROPERTY AND THE MANNER IT RELATES TO THE TOWN THAT DEMONSTRATE THAT THE PROPOSED ZONING DISTRICT CLASSIFICATION IS CONSISTENT WITH THE TOWN’S COMPREHENSIVE PLAN. MORE SPECIFICALLY:**

Summary:

Pee Wee Homes’ request is to rezone the property at 106 Hill Street from R-7.5 to R-3-CZ for the purpose of constructing three small homes containing a combined 1,120 sq. ft. The homes will be permanently affordable rental units managed and leased by Pee Wee Homes to extremely low-income individuals (less than 30% AMI). The property is currently owned by the Town and will be conveyed to Pee Wee Homes if the rezoning is approved.

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

106 Hill Street, the subject of the rezoning, is located on the eastern fringe of Downtown Carrboro. Shopping, dining, cultural activities, and other downtown locations are close by. The parcel is currently a vacant lot across from Henry W. Baldwin Park, located on the corner of Hill and Broad streets in the Historic Lloyd-Broad Neighborhood (part of the broader Northside Community) in Carrboro.

- **Housing Type:** While the neighborhood is currently zoned for single-family homes, there are multiple housing types represented in the immediate vicinity, including a triplex on the lot adjacent to the south, as well as several duplexes and single-family homes with accessory dwellings within a block of the site. Having three units on this site is consistent with the mixed character of the surroundings, especially given the smaller size of these units, which are consistent with the character of the older homes in the community (there are several nearby units of ~400-600 sq ft). Additionally, the combined square footage of these three homes would still be smaller than the maximum square footage allowed on other neighborhood parcels, thereby utilizing increased density while limiting overall footprint in line with the intentions of the Lloyd/Broad Overlay zone.
- **Scale and Architecture/Design:** The Pee Wee homes are designed to take advantage of livable design elements to maximize space and creatively engage the physical environment, while limiting environmental impact. The architectural character of the neighborhood varies greatly, but the Pee Wee Homes will be designed to incorporate common design elements like porches/outdoor decks as well as to align with or be less than nearby heights.
- **Alignment with Lloyd/Broad District:** This parcel is in the Lloyd-Broad Overlay District. The district was created with hopes to support long-term residents of the community to maintain the balanced mix of housing, while limiting the impacts and scale of student rentals. Not only does this project align with those goals, but our rentals also have proven success at long-term tenancy

with invested neighbors. Our Board selects tenants utilizing best practices and works through partnerships with the County and IFC to recruit tenants, as well as including a neighborhood site committee with an eye towards finding tenants who will be active community members. By providing property management support, community building connections, and age-in place design features, Pee Wee Homes empowers our tenants to stay in homes for long periods of times. In fact, we have not yet had any transitions so far in our existing housing units. Additionally, this project has gained support from Northside Compass Group facilitated by the Jackson Center and including many of the longest-term neighbors of the Lloyd-Broad neighborhood.

- **Diversity of affordability:** This project will assist with the dire need for affordable rental development in the Town of Carrboro in an accessible, diverse neighborhood that has a nearly 50-50 mix of rental and homeownership. This parcel is also in an area in which the addition of an affordable rental project supplements nearby affordable homeownership and market rate homes (including Habitat's four units nearby) and adds to the diversity of the community's affordability.

By building in this neighborhood, the project leverages an existing community asset and the powerful support of the community to allow for our tenants to live independently within the context of community.

The requested rezoning would change the zoning to R-3-CZ (Residential, 3,000 square feet per dwelling unit).

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

- **Limitations of lot with the possibility of small homes:** This lot is unique because a stream buffer for a piped stream covers 91% of the buildable area. If prescribed setbacks are adhered to, <1% of the lot remains buildable (See attached Buildable Area Diagram). Pee Wee Homes recently received Variances (6/16) granting a reduction of front yard setbacks to 10 ft instead of 15 ft, and allowing two of the homes to encroach into stream buffer Zone 1 and all of the homes to be built in stream buffer Zone 2. However, the 30 ft section in the center of the lot remains unbuildable. Therefore, the 106 Hill St site, without a rezoning, would likely either remain empty, as only a very small structure could be built on the site, or would only have one small unit constructed, housing just one extremely low-income individual as opposed to three. Given the need for extremely affordable housing in Carrboro, this would be an underutilization of the parcel and would work contrary to the Town's affordable housing goals, since it would decrease development density and allow for less walkable dwellings downtown. Additionally, the proposed three small units limit the environmental impact and minimize the encroachment into the buffer, thereby balancing density with the lot limitations.
- **Affordability:** As stated above, The Town of Carrboro intends to donate this lot to Pee Wee Homes with the condition and deed restriction stating the property must remain designated for deeply affordable housing (those making <30% AMI in perpetuity). The rezoning allows Pee Wee Homes to maximize the benefit of

affordable housing while still respecting the character of the community and lot limitations.

- **Location:** This location is two blocks from several grocery stores and has excellent access to public transportation, as many bus lines run down Main Street which is walkable from this site. It is also one block from a health clinic and across the street from a park and community garden. This is an ideal location for affordable housing and denser development that would allow for extremely low-income individuals to access assets that have been proven to support the ongoing success of rental projects like this.

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

The proposed development is congruent to the character of the Lloyd-Broad Neighborhood and will enhance this under-utilized corner with beautiful, dignified homes. The neighborhood in question is already socio-economically diverse with a housing stock of varying levels of durability. Pee Wee Homes builds sustainable, dignified houses of high quality materials, and maintains the homes as well. Additionally, tenants of Pee Wee Homes are vetted and supported in the spirit of maintaining a comfortable, healthy, safe, and pleasant environment in which to live.

Rezoning this property would allow for 3 units to be built in a way that would also enhance the block by improving the streetscape and adding infill that aligns with the architectural character of the surrounding buildings (including porches/decks to enhance outdoor connections). Additionally, Pee Wee Homes plans to retain the extensive stormwater drainage system in place on the parcel and elevate the three homes to minimize the impact of any localized flooding. This will limit the impact on nearby property values by maintaining what is in place and adding three small sustainable homes to the lot. Other properties nearby to the west, south and east should not have their values impacted given the mix of existing housing stock. The value of Baldwin Park, across the street from the subject property will have additional caring residents nearby to continue to utilize this important town asset.

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

Rezoning this parcel to R-3-CZ would allow three small, affordable dwelling units on this parcel, which, combined with interest of Pee Wee Homes to construct tiny homes of 400 SF or smaller, would provide a way for us to maximize affordability while minimizing scale and environmental impact. It would also meet Town interest in diversifying the housing stock and providing homes for residents meeting extremely low AMI as noted in the Town's Affordable Housing Goals #2.1, 2.3 and Carrboro Vision 2020 provision 6.11, 6.13, 6.14. Rezoning the lot to R-3-CZ will allow Pee Wee Homes to provide more housing to individuals of <30 % AMI housing in units walkable to downtown without a significant change to the character of the area. All three units would be deed-restricted for affordability, helping address Carrboro's gap in affordable housing rental development.

Additionally, the Lloyd/Broad Overlay zone was largely created to minimize the size and impact of rentals associated with over-occupancy. This proposal fits well within those hopes by providing three very small homes (far below the maximum size) for 1-2 tenants each that maximize affordability while minimizing overall scale. By maximizing affordability on underutilized land, these homes fulfill a priority of Carrboro and of the Northside Neighborhood Initiative, of which the Lloyd-Broad Overlay District is a part. The Northside

Compass Group has supported the development of Pee Wee Homes developments across the broader Northside community because of Pee Wee Homes efforts to maximize density for affordability while staying consistent with the smaller character of long-term community homes. Furthermore, these units will add permanent non-student housing, supporting the goals of the Lloyd-Broad Neighborhood Association. The overall development will implement energy efficient construction measures and elements of universal design.

Pee Wee Homes is requesting that off street parking not be required for the extremely low-income tiny homes. According to Land Use Ordinance Section 15-291 Number of Parking Spaces Required, “all developments shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question”. Historically, tenants of Pee Wee Homes, living at <30% AMI, do not own personal vehicles, and instead utilize public transit, which is assumed to be the case for the tenants of 106 Hill Street given the nearby bus-lines. In fact, a great advantage of increasing the density of this particular parcel is its ideal location for affordable housing, walkable to parks, schools, grocery stores and downtown amenities as well as just blocks from Carrboro’s main bus routes to connect across town. Additionally, the nearby property owners have stated that there is ample on-street parking and have urged Pee Wee Homes to remove parking from the site to minimize the impervious surface of the development.

Similarly, we would like to leverage the existence of Baldwin Park to wave the necessity to provide recreation facilities on site. In addition to wanting to avoid further encroachment to the stream buffer, our tenants will be well served by Baldwin Park, which has a community garden, full basketball court, swing set, picnic tables, and open space less than 50 feet from the intended homes’ doorsteps.

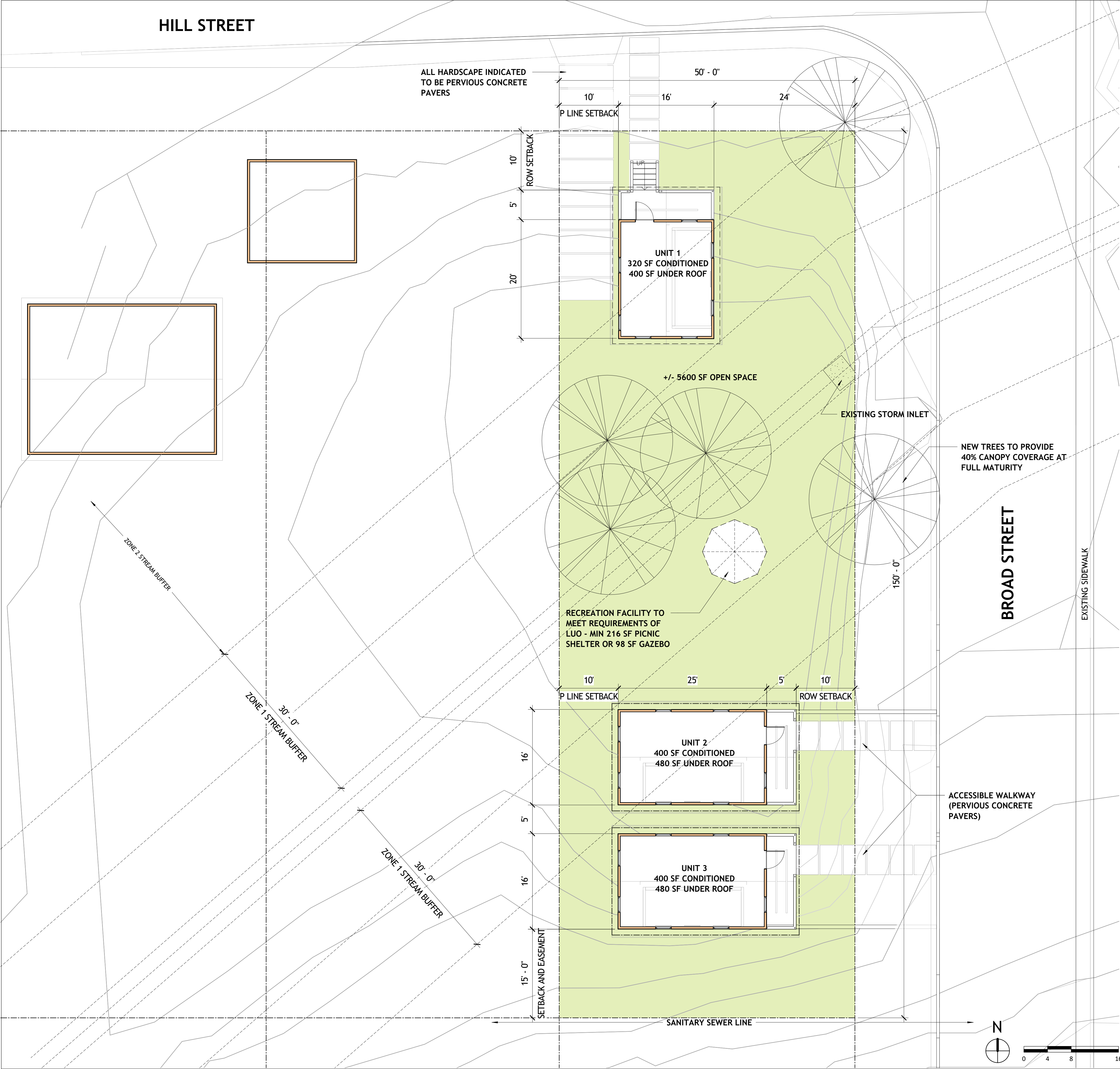
WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE ___17th___ DAY OF _June_, 2021_.

PETITIONER'S SIGNATURE:
(Property owner)

David Andrews 8/18/21
David Andrews, Town Manager
Town of Carrboro

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.



CONDITIONAL ZONING NOTES AND INFORMATION

Parcel Address: 106 Hill Street
Carrboro, NC 27510

Orange County PIN No.: 9778-97-5883

The site plan is illustrative. The project as shown will require a conditional use permit. The applicant understands and accepts that approval of this site plan exhibit does not in any way relieve applicant from producing a site plan for the conditional use permit that fully complies with all applicable provisions of The Carrboro LUO.

Current Zoning Designation: R-7.5 and Lloyd-Broad Overlay District
Proposed Zoning Designation: R-3 Conditional (R-3-CZ) and Lloyd-Broad Overlay District

Total Property Area: 0.17 acres
7,405.20 sf

Proposed Use Classifications (see permissible use Table 15-146)
1.111 Single Family Detached (one unit per lot)
1.121 Single Family Detached (more than one unit per lot)

The maximum residential density of the project shall be limited to 3 single family residential dwelling units.

Proposed Setbacks, as approved by Variance dated June 16, 2021:
10' front yard at Hill Street
10' front yard at Broad Street
15' rear yard
10' side yard

Trees Removed - (3) Existing trees whose canopy covers approximately 40% of lot
Trees / Canopy Coverage Provided: (5) Native Species as Selected by Town Arborist to be appropriate for topographical conditions of the site and to achieve 40 % Canopy Coverage at Maturity

Required Open Space: 2,962 sf (40% of area)
Provided Open Space: 5,623 sf (area, shaded in green on Site Plan, excluding walkways, driveway, and "recreation space" - picnic shelter or gazebo)

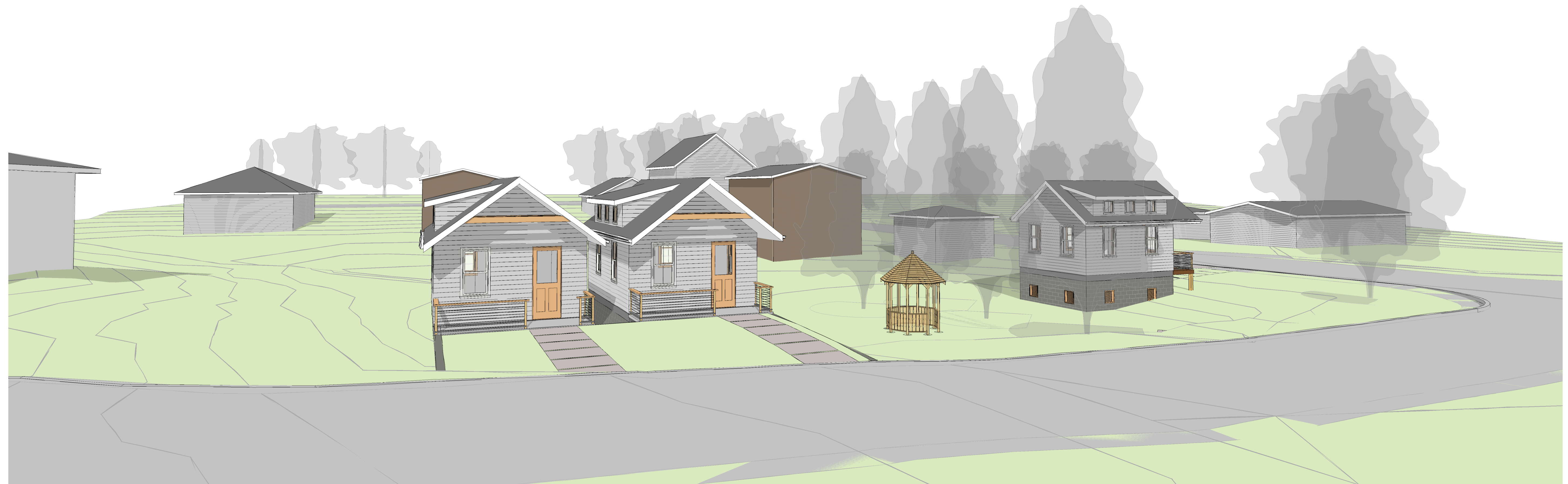
Required Recreational Facilities per LUO Section 15-196: 31.17 (10.39 per Residence)
Proposed Recreational Facilities: 32 Ponds (216 sf Picnic Shelter)

Parking Required: 3 Spaces, 1 per unit
Parking Provided: 1 Space

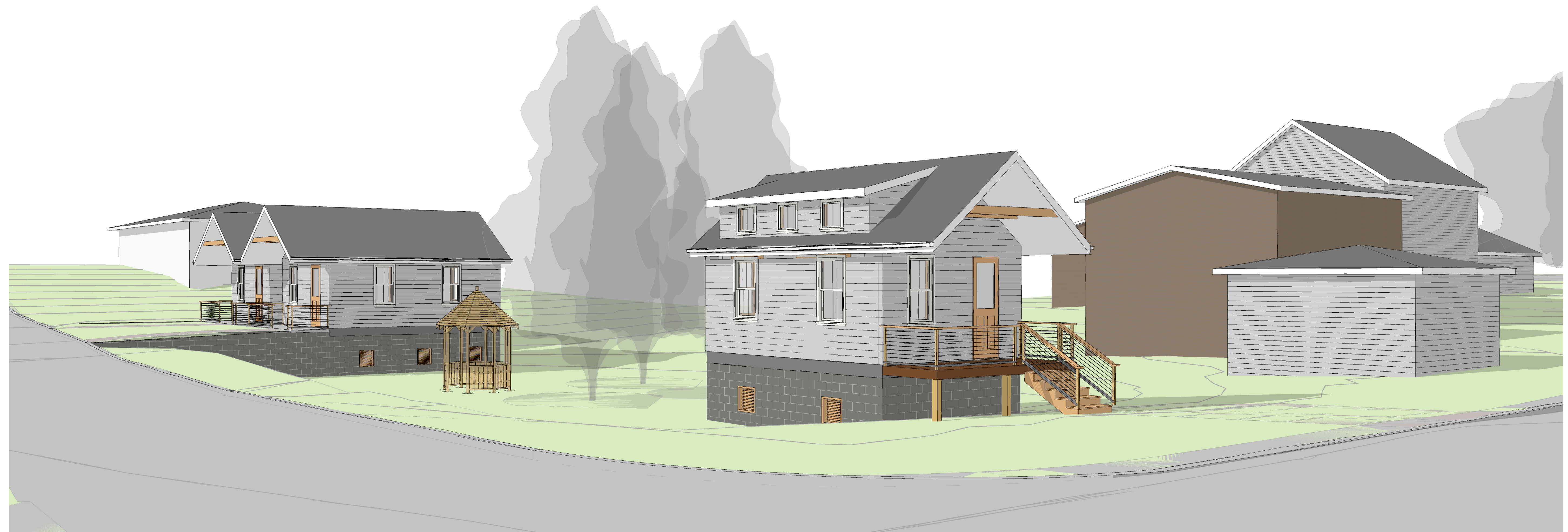
Encroachments into Zone 1 and Zone 2 Stream Buffers Approved as Shown by Variance dated June 16, 2021

CONDITIONAL REZONING SITE PLAN
106 HILL STREET
09.28.2021





VIEW FROM BROAD STREET



VIEW FROM CORNER OF BROAD AND HILL

PROPOSED DEVELOPMENT AT 106 HILL STREET

PEEWEE HOMES 



TOWN OF CARRBORO

NORTH CAROLINA

TRANSMITTAL

PLANNING DEPARTMENT

DELIVERED VIA: ☐ HAND ☐ MAIL ☐ FAX ☒ EMAIL

To: Richard White, Town Manager
Mayor and Town Council

From: Tina Moon, Planning Administrator

Date: September 24, 2021

Subject: Request for Conditional Rezoning at 106 Hill Street

SUMMARY

The Town has received a petition from Pee Wee Homes to rezone property at 106 Hill Street from R-7.5 to R-3, conditional, for the purpose of developing three size-restricted, required-affordable dwelling units. The 0.17-acre (7,405.20 sq. ft.) property is currently owned by the Town. If the rezoning is approved, the property would be conveyed to Pee Wee Homes. The request was presented at the September 2, 2021 Joint Advisory Board meeting and subsequently discussed at the September meetings for the Economic Development Commission, the Stormwater Advisory Commission and Affordable Housing Commission. A public hearing has been set for September 28, 2021. Should the Town Council approve the rezoning, Pee Wee Homes would follow with an application for a zoning permit. Pee Wee Homes has indicated their intent to rent the homes to individuals with annual incomes at or below 30-percent of the Area Median Income (AMI), approximately \$18,150.

BACKGROUND

In February 2021, Pee Wee Homes, a local non-profit organization, presented a development proposal to construct three size-restricted (300 to 400 sq. ft.) required-affordable dwelling units at 106 Hill Street to the Town's Affordable Housing Advisory Commission (AHAC). Located at the northwest corner of Hill and Broad streets, the property is currently zoned R-7.5 (residential, 7,500 sq. ft. per dwelling unit) and has sufficient land area to allow for the construction of one home. The development potential for the property is encumbered by a piped stream that extends diagonally underneath the site, and the presence of a



Figure 1. View of the site from Hill Street looking southeast toward Baldwin Park. The yard inlet and cluster of existing trees are visible in the back of the photo.

yard inlet designed to drain ponding after significant storm events. The piped stream is subject to the water quality buffers in Part II, of Article XVI of the Land Use Ordinance (LUO), Flood Damage Prevention, Stormwater Management and Watershed Protection, for Zone 1 and Zone 2.

In order to advance the proposal, the property would need to be rezoned to allow for additional density and a variance would be needed to allow for the buildings to encroach into the stream buffers. The AHAC prepared a memorandum expressing its support for the project, and recommending that the Town convey the property to Pee Wee Homes, with deed restrictions to require the homes to remain affordable, contingent upon Pee Wee Homes applying for and receiving the necessary approvals—the variance and rezoning (Attachment D).



Figure 2. Image from Microsoft Bird's Eye showing an aerial view of the area in question. The site is outlined in the red dashed line.

On June 16, 2021, the Board of Adjustment granted Pee Wee Homes a variance that allows for all three homes to encroach into Buffer Zone 2, and part of two homes to encroach into Buffer Zone 1. As part of the application for the variance, Pee Wee Homes also asked for flexibility with regard to the building setbacks, the on-site parking requirement and the recreational facilities requirement. Section 15-291(f) of the Land Use Ordinance (LUO) allows for flexibility in the parking requirement, in if the applicant can provide information supporting another standard. The LUO does not provide the same flexibility for the recreation standards; per Section 15-196(d), the requirement can either be met on-site or provided by a payment in-lieu. The language in the variance, defers the final determination on these two matters to the Town Council as part of its consideration of the rezoning. It should also be noted that the approved variance included a condition that the final site plan include the location of the existing drainage system and that the site plan must be reviewed by the Town Engineer prior to the issuance of the zoning permit. The applicant has consulted with the Town Engineer in the preparation of the rezoning conceptual plan, with regard to the existing stormwater infrastructure and determination of the finished floor elevations for the proposed homes.

Following the approval of the variance, the applicant submitted a petition to rezone the property from R-7.5 to R-3-CZ (residential, 3,000 sq. ft. per dwelling unit, conditional) to allow for the development of three units. On June 22, 2021, the Town Council set the public hearing to consider the rezoning for September 28, 2021, and referred the matter to the Planning Board and other advisory boards. The Council also adopted a resolution directing the Town Manager to sign the petition for rezoning as the property owner and agreeing to convey the property to Pee Wee Homes contingent upon the rezoning.

Discussion at the June 22nd Council meeting included a request for clarification regarding the use of a ninety-nine year affordability provision as part of the potential deed of sale, and questions relating to possible benefits associated with daylighting the piped stream on the subject property. The Town Attorney provided a brief history of the law of privity, as it relates to contract law and the standard use of ninety nine years for matters intended for perpetuity at the meeting, and subsequently conveyed additional information relating to existing language in the Town's affordable housing policy in the Land Use Ordinance regarding the ninety-nine year benchmark. Deed restrictions run with the land, so any restrictions recorded as part of the conveyance of the property would limit the use of the property. Conditions associated with the rezoning, and there are two relating to affordability, will likewise run with the land. The Town Engineer has provided additional information relating to the possibility of future flooding and daylighting the piped stream in a memo (Attachment G). As previously noted, daylighting the stream would necessitate the removal of two of the three homes from the project and would affect other area homes. Options for daylighting the piped stream either in full or in part would likely involve the purchase and removal of existing homes. Community outreach and input would be needed.

REZONING 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 purposed rezoning affect the value of nearby buildings, and D) in what way does the rezoning encourage the most appropriate use of the land?

Petitioners/Owner

The petitioner for the rezoning request is Pee Wee Homes, Inc., located at 8410 Merin Road, Chapel Hill, North Carolina.

As noted above, the current owner of the property is the Town of Carrboro.

Conditional Zoning

More specific information relating to conditional zoning is discussed in Section 15-141.4, of Article IX. The application to rezone property to a conditional district (Section 15-141.4(d)) includes the formal petition for change of zoning described above and 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.

The applicant's materials--the petition form, and an illustrative or conceptual site plan of the proposal and architectural renderings of the three dwelling units—are provided (Attachments D and E). The proposed layout for the Pee Wee Homes development--including the general location and size of buildings and building setbacks, stream buffers and stormwater management features, open space and recreation facilities, and possible locations for on-site parking are shown on the conceptual site plan (Attachment E).

If the rezoning is approved the applicant would follow with an application for a zoning permit. The zoning permit application will require a greater level of detail, but the overall design must remain consistent with the illustrative site plan approved as part of the rezoning. Zoning permits are approved administratively by staff; therefore any requests for flexibility in development standards such as the number of required parking spaces would need to be determined as part of the rezoning.

DESCRIPTION OF THE AREA



Figure 3. Vicinity Map showing the subject property. The portion of the Tanbark Branch shown on map is piped under the subject property and adjacent properties to the west. The stream becomes daylighted to east side of Broad Street in Baldwin Park. Stream buffer requirements apply.

The subject property is located at southwest corner of the intersection of Hill and Broad streets, and may be more specifically identified as Orange County PIN # 9778-97-5883. The site is currently undeveloped.

Address	PIN	Existing Zoning	Proposed Zoning	Acreage
106 Hill Street	9778-97-5883	R-7.5	R-3-CZ	0.17 (approx. 7,405.2 sq.ft.)

ADJACENT ZONING & LAND USES

An excerpt from the Zoning Map shows the subject property and the surrounding properties in the historic Lloyd-Broad neighborhood in the image below. Surrounding properties include single family homes along both sides of Hill Street and portions of Broad Street. A triplex is located at 309 Broad Street. Baldwin Park, the Town-owned recreation facility is located along the east side of Broad Street and includes a substantial community garden and natural area in the northern section of the park and a basketball court and gathering pavilion in the southern section of the park. The residential portions of the historic Lloyd-Broad neighborhood, east of Lloyd Street, are all part of the R-7.5 zoning district (residential, 7,500 sq. ft. per dwelling unit). In June 2018, the neighborhood was rezoned as the Lloyd-Broad Overlay District, an additional layer of zoning requested by the residents to help maintain the historic character of the neighborhood. Properties within the Lloyd-Broad Overlay District are subject to additional limitations on building height, size and building placement with the lots.

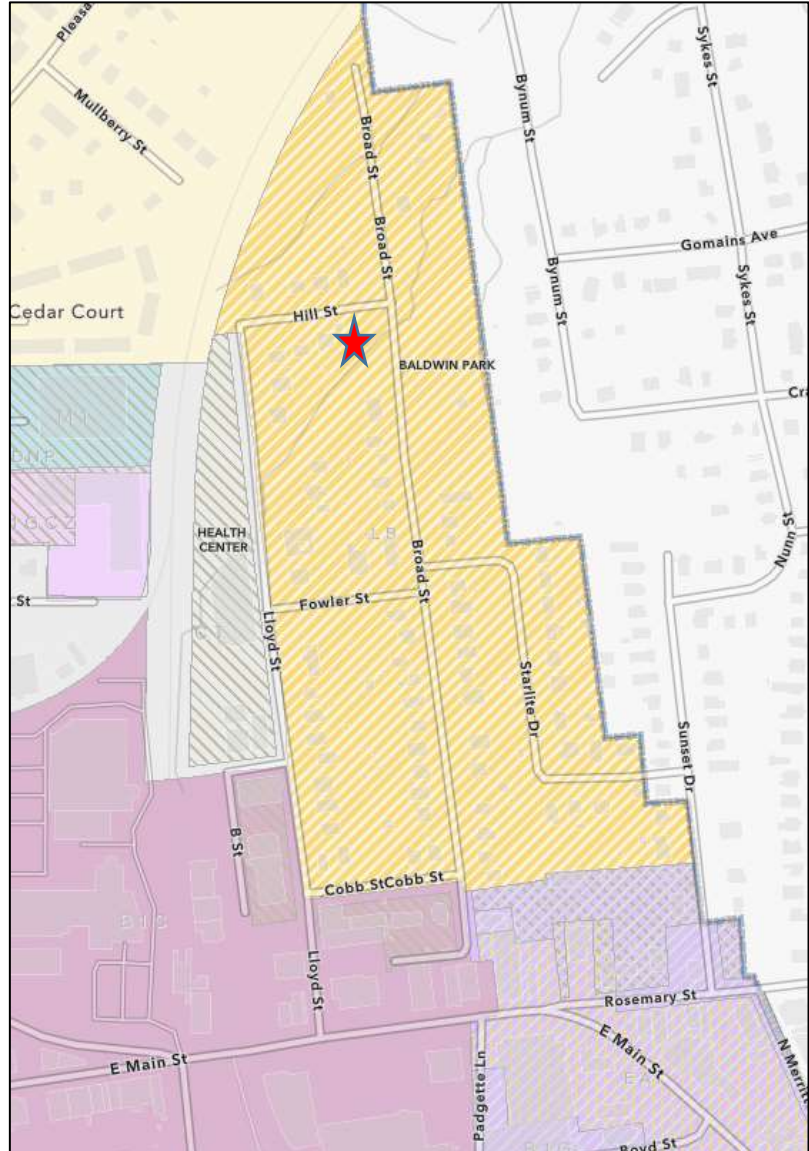


Figure 3. Excerpt from Zoning Map.

A combination of residential and commercial uses are located along Lloyd Street. The west side of the Lloyd Street is zoned CT (Corporate Town) at the northern end and B-1(c), (Town Center Business) at the southern end. The southern-most section of the neighborhood located between Cobb Street and East Main Street is zoned B-1(c) to the west of Broad Street and B-1(g), (General Business) to the east of Broad Street.

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-7.5 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 relating to density, is the number of dwelling units per acre, which is based in part on the minimum number of square feet per lot: 7,500 square feet per dwelling unit for R-7.5 and 3,000 square feet per dwelling unit for R-3. As a conditional district, the development would be restricted to what is shown on the illustrative site plan. (A complete list of uses is described in the Table of Permissible Uses in Section 15-146 of the Town of Carrboro Land Use Ordinance, provided as one of the excerpts at the end of this memorandum.)

ANALYSIS

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.

Proposed Conditions

Draft conditions for the project are provided as part of the rezoning ordinance (Attachment B). Conditions specific to the proposal focus on retaining long-term affordability, and designing and constructing the homes such that the finished floor elevation and mechanical systems will be above the level where, water-tops the low point at the intersection of Hill and Broad streets. As designed, the development of the three units leaves in place the existing stormwater infrastructure.

1. The rezoning exhibit labeled “Conditional Rezoning Site Plan,” dated _____ is approved and incorporated herein to indicate land uses, the general location and size of buildings, building setbacks, stormwater management features, open space and parking spaces. Other features and issues remain to be decided at the time a permit is requested for development include, but are not necessarily limited to, the location and number of trees and other landscaped areas, and the location of recreational facilities or payment in-lieu thereof.
2. Up to three size-restricted dwelling units may be constructed on the site subject to the provisions of the variance approved by the Town of Carrboro Board of Adjustment on June 16th, 2021, which allows for the buildings to encroach into the Zone 1 and Zone 2 riparian buffer.
3. All dwelling units constructed on the subject property are to remain affordable for residents earning less than 30% of the area AMI, for a period of at least 99 years following the approval date of the certificates of occupancy.
4. The homes shall not be enlarged or replaced. If future replacement is deemed necessary due to age or damage the replacement building shall match the original in size, height, massing and placement on the site.
5. Each dwelling unit shall be constructed with a finished floor and mechanical units elevated at least two feet above the existing elevation of the curb at the intersection of Hill and Broad streets. The final elevation to be determined as part of the zoning permit approval.
6. The foundation or portion of the dwelling below the finished floor for each unit shall be “flood proof,” meaning that flood waters will not be impeded from passing through, hydrostatic pressure will not be created, and the risk of damage to the structure will be minimized. Due to

this risk of flooding, the space under the finished floor for each unit shall be not enclosed as a finished habitable space or unfinished area for storage.

The consideration of additional conditions and/or modification of existing conditions may occur during the public hearing. An optional condition 1A relating to on-site parking has been provided in the draft ordinance. As drafted, condition 1A would allow the Council to make a finding regarding the sufficient number of parking spaces for the project based on evidence from the applicant. An additional condition that has been discussed with the applicant is a provision relating to the identification of possible tree species in addition to the number and placement of trees on the site. The selection would be for a native tree that is well-suited to wet conditions that would replace some/all of the absorption provided by the existing tree cluster that would be removed as part of the development. The notes on the conceptual site plan relating to the specific selection of trees may be sufficient to meet this interest.

Consistency with Adopted Plans/Policies

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

Carrboro Vision2020

- 2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility.
- 2.52 The town should continue to require the construction of a diverse housing stock.
- 3.28 Carrboro encourages a variety of appropriate residential development—single-family, multi-family, SROS, etcetera—in the downtown especially as part of mixed-use developments.
- 6.0 The town should develop a comprehensive housing policy that seeks to provide housing all of Carrboro's citizens.
- 6.11 Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.
- 6.13 The town should review all vacant municipally owned land for the purpose of making unneeded tracts available for housing programs.
- 6.17 the town should interact with non-profit groups that work to provide affordable housing, including but not limited to the Community Home Trust, Empowerment Inc., and Habitat for Humanity [of Orange County].

Affordable Housing Goals and Strategies

- 2.1 Increase number of rental units that are permanently affordable to individuals and families earning less than 60% AMI.
- 2.4 Reduce erosion of rental housing quality and affordability.

CONSIDERATIONS/SUMMARY COMMENTS

- Adopted policies support the establishment of conditional districts.
- The conditional district process (legislative action for the rezoning) allows for the project and associated conditions to be tailored to the specific development.
- Town policies acknowledge an interest and need for a diverse mix of housing options, for an increase in affordable rental units and particularly for rental units serving populations earning less than 60 percent AMI.
- There is a significant lack of quality rental units for extremely low-income households, those earning 30 percent AMI or less.
- Town policies also acknowledge interest in using underutilized town-owned property for affordable housing.
- Provisions in the conditions and proposed deed restrictions address the interest in ensuring long-term affordability.
- The project represents an infill project that seems to be compatible with the existing neighborhood in terms of building scale, massing and architectural character.
- The site's location provides connections to existing neighborhoods with facilities for multi-modal travelers, and will provide improved access for destinations such as employment centers, parks and grocery stores/pharmacies, within reasonable distances for walking, biking and transit service.
- The applicant identified policy provisions appear to be consistent with the request.
- Conveying the property to Pee Wee Homes may provide some financial return in the form of property taxes, particularly once the property is developed.
- The site is not in a floodway or floodplain, and retains existing stormwater infrastructure. Conditions require the buildings to be elevated such that the finished floor level, HVAC and other mechanical systems would be above the level of ponding if, during an extreme rain event, water topped the low point at the curb at the intersection of Hill and Broad streets.
- The residents at the adjacent property at 104 Hill Street have recently received approval to construct a new home; the property is currently undeveloped.

ACTION REQUESTED

Staff requests that the Town Council receive public comment and consider the request to rezone the property at 106 Hill Street.

RELEVANT ORDINANCE PROVISIONS

Section 15-325 of the LUO specifies that when considering a rezoning, 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.

A resolution template has been provided for the Council’s consideration (Attachment A). It should be noted that changes relating to the adoption of Chapter 160D allow for the Council to include more general statements relating to specifics of the site and/or project and related public benefits in Section 15-325(d1). The resolution template includes space to include additional statements if there is interest in doing so.

Please also note the expanded conflict of interest provisions adopted as part of 160D, in Section 15-324(e) which extends the conflict of interest to include familial, business, or other associational relationship.

Excerpts from Articles IX, X and XX of the Land Use Ordinance are attached below.

ARTICLE IX

ZONING DISTRICTS AND ZONING MAP

PART I. ZONING DISTRICTS

Section 15-135 Residential Districts Established.

(a) The following basic residential districts are hereby established: R-20, R-15, R-10, R-7.5, R-3, R-2, R-R, R-S.I.R., and R-S.I.R.-2. 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. (AMENDED 5/12/81; 12/7/83; 2/4/86)

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 general use zoning districts listed in the Table of Permissible Uses, as modified by the conditions and restrictions imposed as part of the legislative decision creating the district and applying it to the particular property. Accordingly, the following conditional zoning districts may be established:

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

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

Art. IX ZONING DISTRICTS AND ZONING MAP

- (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 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 specific conditions made applicable to any property zoned M-1-CZ (i.e. excluding specific conditions made applicable to specific property to specific property zoned M-1-CZ with the addition of use 3.230. **(AMENDED 11/9/11)**
- (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.

Art. IX ZONING DISTRICTS AND ZONING MAP

(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)**

- (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-

Art. IX ZONING DISTRICTS AND ZONING MAP

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.

- (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.

Art. IX ZONING DISTRICTS AND ZONING MAP

(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.

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 (c) authorization or action is required so long as no district boundaries are changed in this process.

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

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

(b) The administrator shall update the Official Zoning Map as soon as possible after amendments to it are adopted by the 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

Art. IX ZONING DISTRICTS AND ZONING MAP

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)

(a) There is hereby created a Lloyd/Broad Overlay District. The purpose of this District is to protect and preserve the character of the District and to establish special height, setback, mass and parking requirements applicable to lots within the District.

(b) Because the Lloyd/Broad Overlay District is an overlay district, properties within this District are subject to the regulations applicable to the underlying zoning district, except as those regulations are modified or superseded by the requirements of this District which are set forth in Section 15-185.2 of this Chapter.

Section 15-144 through 15-145 Reserved.

TABLE OF PERMISSIBLE USES

Last Amended: 6/09/21

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

TABLE OF PERMISSIBLE USES

Last Amended: 6/09/21

DESCRIPTION			R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	HR-R	HR-CC	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A	
2.000 Sales and Rental of Goods, Merchandise and Equipment																											
2.100 No Storage or Display of Goods Outside Fully Enclosed Building																											
2.110 High-Volume Traffic Generation												BA	BA		BA	BA	BA	BA	BA	A			A			BA	
2.111 ABC Stores												BA	BA		A	A	A			A							
2.112 Specialty High Volume Retail														BA										A			
2.120 Low-Volume Traffic Generation												ZA	ZA	ZA	ZA	ZA	ZA	ZA	ZA	A			A	A		ZA	
2.130 Wholesale Sales													ZA			ZA	ZA	ZA	ZA	A			A	A		ZA	
2.140 Drive-In Windows															A	A	A										
2.150 Retail Sales with Subordinate Manufacturing and Processing												ZA												A			
2.200 Display of Goods Outside Fully Enclosed Building																											
2.210 High-Volume Traffic Generation												ZA	ZA					ZA	ZA	ZA			A	A		ZA	
2.220 Low-Volume Traffic Generation												ZA	ZA					ZA	ZA	ZA			A	A		ZA	
2.250 High Volume Retail with Outdoor Display and Curbside Pick-up and/or Drive Through Window (service directly to vehicle to pick-up pre-ordered grocery or pharmacy items for off-premises consumption)																											
2.230 Wholesale Sales													A				A		ZA	ZA	ZA			A	A	ZA	
2.240 Drive-In Windows															A	A											
2.300 Storage of goods outside fully enclosed building																											
2.310 High-volume traffic generation																			ZA								
2.320 Low-volume traffic																			ZA								
2.330 Wholesale Sales																			ZA								
2.340 Drive-in Windows																											
3.000 Office, Clerical, Research and Services Not Primarily Related to Goods or Merchandise																											
3.100 All operations conducted entirely Within Fully Enclosed Building																											
3.110 Operations designed to attract and serve customers or clients on the premises, such as the office of attorneys, physicians, other professions, insurance and stock brokers, travel agents, government office buildings, etc.												ZA	ZA	ZA	ZA	B		ZA	ZA	ZA	A			A		ZA	ZA
3.120 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use													ZA	ZA	ZA	B		ZA	ZA	ZA	A			A	A	Z	ZA
3.130 Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area												ZA	ZA	ZA	ZA	B		ZA	ZA		ZA			A		ZA	ZA
3.131 Office or clinics of physicians or dentists with not more than 30,000 square feet of total building gross floor area																		A									

TABLE OF PERMISSIBLE USES

Last Amended: 6/09/21

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

TABLE OF PERMISSIBLE USES

Last Amended: 6/09/21

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

TABLE OF PERMISSIBLE USES

Last Amended: 6/09/21

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

TABLE OF PERMISSIBLE USES

Last Amended: 6/09/21

DESCRIPTION		R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	HR-R	HR-CC	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
15.100	Post Office										A	A		A	A	A	A	A	A						
15.200	Airport							A				B				B	B								A
15.300	Sanitary landfill							A									A								
15.400	Military reserve, National Guard centers																Z								
15.500	Recycling materials collection operations																								
15.510	Using collection facilities other than motor vehicles											Z					Z	Z	Z						
15.520	Aluminum recycling using motor vehicles											B					B	B	B						
15.600	Public utility service complex																					A			
15.700	Cable Television Signal Distribution Center										B	B	B	B		B	B	B	B					B	B
15.750	Data Service Provider Facility				ZB	ZB	ZB																		
15.800	Town-owned and/or Operated Facilities and Services																								
15.810	Town-owned and/or Operated Public Parking Lot										Z	Z	Z	Z	Z	Z	Z	Z	Z				Z		Z
15.820	All other town-owned and/or operated facilities and services	Z	Z	Z	Z	Z	Z	Z				Z		Z	Z		Z	Z	Z	Z	Z	Z	Z	Z	Z
16.000	Dry Cleaner, Laundromat																								
16.100	With drive-in windows													A	A	A									A
16.200	Without drive-in windows											Z		B	B	Z	B		Z			A			B
17.000	Utility Facilities																								
17.100	Neighborhood	B	B	B	B	B	B	B				B	B	B	B	B	B	B	B	A	A	A			B
17.200	Community or regional utility facilities				ZB												B	B		A		A			B
17.300	Cable Television Satellite Station							B						B	B	B	B	B	B					B	B
17.400	Underground Utility Lines																								
17.410	Electric Power Lines & Gas Lines	B	B	B	B	B	B	B			B	B	B	B	B	B	B	B	B	A	A	B	A	B	B
17.420	Other Underground Lines	Z	Z	Z	Z	Z	Z	Z			Z	Z	Z	Z	Z	Z	Z	Z	Z	A	A	Z	A	Z	Z
17.500	Solar Array																								
17.501	Solar Array Facility, Level 1				Z	Z	Z	Z			Z	Z	Z	Z	Z	Z	Z	Z	Z	S	S	Z	S	Z	Z
17.502	Solar Array Facility, Level 2							B			B	B	B	B	B	B	B	B	B	A	A	B	A	B	B
17.503	Solar Array Facility, Level 3							A			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
18.000	Towers and Wireless Support Structures																								
18.100	Towers and antennas 50 feet tall or less	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z	Z	Z	Z	A	Z			Z
18.200	Towers and antennas that exceed 50 feet in height; substantial modifications, that are not regarded as accessory to residential uses under 15-150(c)(5)							A	A					A	A	A	A	A	A			A	A	A	A
18.300	Antennas exceeding 50 feet in height attached to wireless support structures other than towers; substantial modifications (other than accessory uses under 15-150(c)(5))	B	B	B	B	B	B	B			B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
18.400	Publicly-owned towers, wireless support structures and antennas of all sizes that are used in the provision of public safety services											ZA													
18.500	Small and Micro Wireless Facilities; with or without associated Utility Poles or Wireless Support Structures	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
19.000	Open Air Markets and Horticultural Sales																								
19.100	Open air markets (farm and craft markets, flea markets, produce markets)										ZA	ZA	ZA	B	B		B		B					B	B
19.200	Horticultural sales with outdoor display											ZA	ZA	B	B		B		B					B	B
19.300	Seasonal Christmas or pumpkin sales										Z	Z	Z	Z	Z	Z	Z	Z						Z	Z
20.000	Funeral Homes																Z	Z							
21.000	Cemetery and Crematorium																								
21.100	Town-owned cemetery	Z	Z	Z	Z	Z	Z	Z			Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
21.200	All other cemeteries							B									Z	Z		A	A	A			
21.300	Crematorium																Z	Z							
22.000	Day Care																								
22.100	Child Day Care Home	Z	Z	Z	Z	Z	Z	Z	Z	Z	B	B	Z	B	B				Z		Z			B	B

TABLE OF PERMISSIBLE USES

Last Amended: 6/09/21

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

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 Sections 15-265 or 15-266 shall be sent to the Division of Community Assistance, Division of Environmental Health, and Division of Water Quality. **(AMENDED 10/15/96)**

Section 15-321 Initiation of Amendments **(AMENDED 6/22/21)**

(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.
- (2) A description of the land affected by the amendment if a change in zoning district classification is proposed.

Art. XX AMENDMENTS

- (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).

(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.)

Section 15-322 Planning Board and Other Advisory Consideration of Proposed Amendments (AMENDED 6/22/21)

(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 involves an economic development issue or any other board if the amendment involves an issue of which the board has expertise.(AMENDED 09/19/95, REWRITTEN 02/25/14, AMENDED 06/25/19).

Art. XX AMENDMENTS

(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)**

(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)**

(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)**

Section 15-323 Hearing Required: Notice **(AMENDED 6/22/21)**

(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.

(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 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

Art. XX AMENDMENTS

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)(REWRITTEN 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)**

(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.

(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.
- (4) State that the full text of the amendment can be obtained from the town clerk.

Art. XX AMENDMENTS

- (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)(REWRITTEN 6/22/21)**

(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)**

- (1) If the amendment is adopted and the action was deemed inconsistent with

Art. XX AMENDMENTS

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).

Section 15-325 Ultimate Issue Before Council on Amendments (AMENDED 6/22/21)

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 appropriate than the range of uses in the existing classification. (AMENDED 5/25/99; 5/27/08)

Art. XX AMENDMENTS

- (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).



Sungate Design Group, P. A.

CIVIL ENGINEERING - ENVIRONMENTAL

905 Jones Franklin Road – Raleigh, NC 27606 – Phone 919.859.2243 – www.sungatedesign.com

August 24, 2021

Ms. Tina Moon
Planning Administrator
Town of Carrboro
301 West Main Street
Carrboro, N. C. 27510

Re: 106 Hill Street Lot

Ms. Moon:

Pee Wee Homes has submitted a rezoning request for the 106 Hill Street to R-3, conditional, for the purpose of constructing three very small single-family dwellings (Tiny Homes). At the June 22nd Town Council Meeting, Council Member Slade posed several questions regarding the lot and potential flooding issues. The parcel has an existing 48" pipe that crosses diagonally across the lot, connects to an open throat catch basin, and then flows under Broad Street through a 54" pipe. The piped drainageway is subject to Town stream buffer requirements. Pee Wee Homes has applied for and received a variance to encroach on the stream buffer for the purpose of building the homes. Following are our responses to the questions:

Are there concerns with potential overflows from the existing pipe? What is the history of the pipe and flooding?

There are concerns with overflows from the existing pipe. Sungate completed a hydrologic and hydraulic study in 2016 to investigate flooding issues at the Piedmont Health Center which is located on Lloyd Street upstream of the property in question. Based on the estimated discharges from this study, the 54" pipe under Broad Street would create backwater that would overtop near the intersection of Broad and Hill Streets. This coincides with statements from adjacent property owners that have previously observed overtopping during intense rainfall events on a few occasions.

While flooding is of concern, damage to the proposed homes can be minimized by elevating the finished floor elevations and mechanical equipment a minimum of 2 feet above the overtopping elevation near the intersection of Broad and Hill Streets. The foundation for the homes would need to be vented according to *NFIP Technical Bulletin 1, March 2020, Requirements for Flood Openings in Foundation Walls and Walls of Enclosures*. Grading of the lots should be minimal and not impede stormwater from overtopping Broad Street or increase the overtopping elevation.

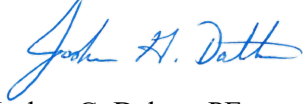
Would there be benefit of daylighting the stream? Would that help or exacerbate the potential flooding?

There are many benefits to daylighting and restoring streams and the associated buffers including increased habitat for wildlife, increased stormwater treatment and quality, and increased flood mitigation. However, daylighting this piped system in order to restore the stream would present significant challenges as the stream limits would encroach onto approximately five private properties. Daylighting this section of stream would provide minimal flood mitigation unless the pipe under Broad Street was replaced with a larger culvert or supplemented with an additional culvert as the ponding is controlled by backwater from the existing 54" pipe located under Broad Street.

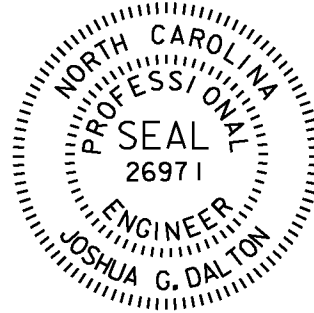
Based on the current proposed site plan, daylighting of the stream would be limited on this lot and may require piping as the buildings will likely encroach into the stream excavation limits.

If you have any questions or need additional information, please contact me at 919-710-8333.

Sincerely,



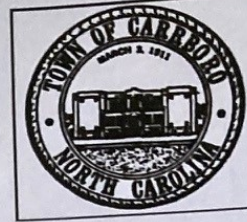
Joshua G. Dalton, PE



8-25-2021

TOWN OF CARRBORO

NEIGHBORHOOD MEETING FORM



"Dear Potential Business Operator:

Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business. Please refer to the 'Checklist for Opening a Business in Carrboro.'

TO THE TOWN COUNCIL OF THE TOWN OF CARRBORO:

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

106 Hill St

TO BE CALLED Pee Wee Homes

AND TAX MAP REFERENCED AS 9778-97-5883;

I, Hudson Vangoren, REPRESENTING Pee Wee Homes, Inc,

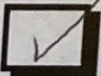
SUBMIT THIS NEIGHBORHOOD MEETING FORM TO ACKNOWLEDGE THAT:

[PLEASE CHECK THE APPROPRIATE BOX BELOW.]

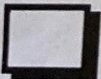


A MEETING WAS HELD WITH THE MEMBERS OF THE NEIGHBORHOOD ON

8/28/2021.



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

18 DAY OF September, 2021.

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

[Signature]

Signature

PEEWEEHOMES

Re: Neighborhood Meeting Saturday, August 28, 2021 from 10 am-11:30 am

Adjacent Property Owner and/or Renter:

We invite you to join us on Saturday, August 28, 2021 at Henry W Baldwin Park (under the awning) for an drop-in discussion of the proposed Pee Wee Homes affordable housing project on the vacant lot at 106 Hill Street, on the corner of Hill St and Broad St in Carrboro.

At this meeting, representatives from Pee Wee Homes and Carrboro's planning department will provide a brief overview and then be available to share information and answer questions on the process and proposed project in a drop-in style discussion meeting. Pee Wee Homes representatives will also share draft sketches on plans for the proposed three small, affordable homes (total of ~1120 sq ft) and provide time to discuss questions and concerns.

Masks requested, please, for everybody's safety!

This meeting will take place ahead of the public meetings on the conditional rezoning of the property (you will receive additional notice). **Save the Dates** for these upcoming public meetings on the project, including: Joint Advisory Board Review on September 2, 2021 at 7:30 PM and the Public Hearing on September 28, 2021 at 7:00 PM. For more information contact Planning Staff at 919-918-7325 or cmoon@townofcarrboro.org.

Feel free to email any questions to Hudson Vaughan at peeweehomes@gmail.com. Thank you very much, and we look forward to seeing you there.

WHAT: Community Meeting about Pee Wee Homes at 106 Hill Street (three proposed affordable tiny homes)

WHEN: Saturday, August 28 from 10 am-11:30 (drop-in meeting, come by anytime in window)

WHERE: Henry W Baldwin Park (326 Broad St) under the awning. Parking is available on the west side of Broad Street.

Community Drop-In Meeting Minutes
8-30-2021

Present: Pee Wee Homes Representatives Hudson Vaughan and Lisa Fischbeck, Carrboro Representatives Christina Moon and Rebecca Buzzard, and 14 nearby residents/property owners (see sign-in sheet, a couple folks did not sign in)

10:00-10:30: Residents dropped in and looked at the site plan and elevations map. Several had small suggestions for design: potentially heightening the grade of the homes (bringing in dirt) so the foundations aren't quite so high, making sure to vary paint colors so not all gray, making sure trees are not directly over piping. Several neighbors liked the idea of parking in front of the houses if necessary (as the elevations now show as possible).

10:30: Hudson Vaughan and Lisa Fischbeck gave a summary about Pee Wee Homes and this specific project proposal. They highlighted the five existing Pee Wee Homes and shared photographs, discussed the definitions of affordability and the focus of these homes for folks transitioning out of homelessness as well as the long-term restrictions proposed, the quality design and construction, the property management and upkeep plans (including reserves, a property management team, etc). They described the site plan, including the size of the homes, key architectural features, the plan to follow the Town Engineer's recommendation to maintain the stormwater system and raise the homes to avoid localized flooding, the possibilities of providing parking if deemed necessary, the tree coverage, and the ongoing management of the homes by Pee Wee Homes should this project be approved.

10:50: Christina Moon gave a summary for the Town of Carrboro's process, including opportunities for public review and comment at the joint board review on September 2 and the public hearing on September 28. She described the importance of the upcoming meetings on the rezoning, as these are the primary opportunities for public input and comment. She clarified that if the property conditional rezoning is approved, that there would be a number of conditions and spelled out the kind of conditions that might be put in place (around long-term affordability, stormwater, etc). She encouraged people to attend and also to share their thoughts, questions, and concerns with the Town of Carrboro. She described the reasons for the proposed rezoning, especially the challenges of the existing site and the way in which three small homes could fit with the approved variances. She also clarified that if the conditional rezoning is approved, the proposed site plan would be approved with it, and that the future process would be at the staff level and would follow the approved site plan.

11:00-11:20 am: Representatives received questions (questions by residents in italics, answers by reps in normal font), including but not limited to the following:

- *How are the homes maintained?* Hudson and Lisa discussed the property management team that provides proactive and responsive repairs, the fact that much of the rent goes to repairs, maintenance, and reserves, and that Pee Wee Homes continues to manage the homes. We also discussed the great pride tenants take in their homes and the experience with this so far.

- *What is the tenant recruitment and selection process?* We shared the way this had been done before, recruitment in partnership with Orange County, CEF, and the IFC. Pee Wee Homes restricts these homes to tenants under 30% AMI and who are homeless or have a history of chronic homelessness. Applications are closely reviewed by a sub-committee of the board to meet all qualifications.
- *Who pays the utilities?* As most renters do, Pee Wee Homes residents are responsible for their own electricity. Generally, Pee Wee Homes has paid for the water/sewer and included that cost in the rent.
- *What kind of entity is Pee Wee Homes?* A non-profit 501c3.
- *What happens if Pee Wee Homes ceases to exist?* Good question. The conditions for long-term affordability are still in place, presumably assumed by another non-profit or government entity.
- *Are these homes geared towards seniors?* Our homes have been designed with hopes to support residents to age in place, including a number of universal design features.
- *Are these HUD funded homes?* These homes have received preliminary funding commitments from HUD HOME funds. Generally, our homes do not require and are usually not receiving vouchers in addition, although residents can still apply who have vouchers.
- *Is there a second story on the homes?* No, the upper dormers just provide additional light and are part of the high ceilings and openness of the floor plan.
- *Do selected tenants have to be members of churches?* No, of course not. Pee Wee Homes follows all fair housing laws and does not discriminate on the basis of any protected class.
- *What impact will this have on the piped stream?* The hope is a minimal one. We have located these homes as far away from the buffer as possible and will plan to keep the existing drainage system in place. We are in ongoing discussion with the Town Engineer about how to best maintain this system and allow for these homes to be safe and avoid flooding, hence the raised designs.

11:20-11:30 Residents looked more closely at the site plan and elevation draft and talked to individual representatives.

Meeting concluded at 11:30 am.

NEIGHBORHOOD INFORMATION MEETING AUGUST 28, 2021 – PEE WEE HOMES

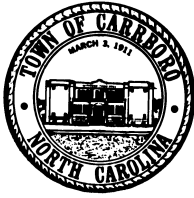
If you would like to receive the link to the Joint Advisory Board Meeting on September 2nd, please leave your email address and a note indicating your interest.

NAME **(PLEASE PRINT)**	ADDRESS, PHONE & EMAIL **(PLEASE PRINT)**
1. MARTHA McCABE	430 N. GREENSBORO ST #213 / 27510
2. PAUL FORSTER	"
3. Matthew Campbell	406 Broad St
4. Rachel Straten	309 Broad St #C
5. Errol Jennings	109 Hill st Carrboro NC 27570
6. Reed Palmer	408 Broad St. reed_palmer@yahoo.com
7. Laurelle Palmer	304 Broad St. laurelle_palmer@yahoo.com
8. Miriam Markfield	303 Broad St
9. Jen & Alex Wilson	107 B Mulberry St. Carrboro family@alexwilson.com
10. CONOR TIGHE	105C MULBERRY ST. CARRBORO ctight@gmail.com
11.	
12.	
13.	
14.	
15.	
16.	
17.	

Name

Contact Information (Address, Email)

[illegible]



TOWN OF CARRBORO

Affordable Housing Advisory Commission

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

FEBRUARY 17, 2021

Donation of Town-owned Land to Pee Wee Homes To Build Affordable Housing

Recommendation

On February 17, 2021, the AHAC received a presentation from Pee Wee Homes, a nonprofit affordable housing provider. Pee Wee Homes expects to bring an application for building new, affordable rental housing on 106 Hill Street in Carrboro to staff and the Town Council later in the year. An application proposing building more than one tiny home unit would require a variance from the Board of Adjustment and a rezoning.

Charged with offering recommendations to the Town Council for new or specific actions the Town may pursue to increase the availability of diverse, affordable housing in Carrboro, the AHAC discussed the opportunities presented by utilizing this parcel of Town-owned land and partnering with Pee Wee Homes.

Motion was made by Betty Curry, and seconded by Pam Atwood, that the AHAC recommends that the Town Council consider the following:

- Town of Carrboro donates 106 Hill Street to Pee Wee Homes to support the construction of affordable rental housing, specifically for households with income 30% AMI or below;
- the Town donates the property at 106 Hill Street to Pee Wee Homes with a deed restriction that the property remains affordable for 99 years.

VOTE:

YES: (Pamela Atwood, Betty Curry, Amy Singleton, Quinton Harper)

ABSENT/EXCUSED: (Cain Twyman)

NOES: (0)

ABSTENTIONS: (0)

Comments:

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



February 20, 2021

(Chair)

(Date)



TOWN OF CARRBORO

NORTH CAROLINA

PLANNING DEPARTMENT

TO: Property Owners and Residents

FROM: Christina R. Moon, Planning Administrator

DATE: September 10, 2021

PUBLIC NOTICE: Proposed Rezoning of Property at 106 Hill Street

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

The Town Council of the Town of Carrboro will hold a public hearing on Tuesday, September 28, 2021 at 7:00 PM or as soon thereafter as it can be heard, to receive public comment and to consider an amendment to the official zoning map of the Carrboro Land Use Ordinance. If adopted, the 0.17-acre parcel at 106 Hill Street (Orange County PIN # 9778-97-5883) would be rezoned from R-7.5 (Residential, 7,500 square feet per dwelling unit) to R-3-CZ (Residential, 3,000 square feet per dwelling unit, conditional) to allow for the construction of three size-limited homes. The subject property is shown on the attached location map.

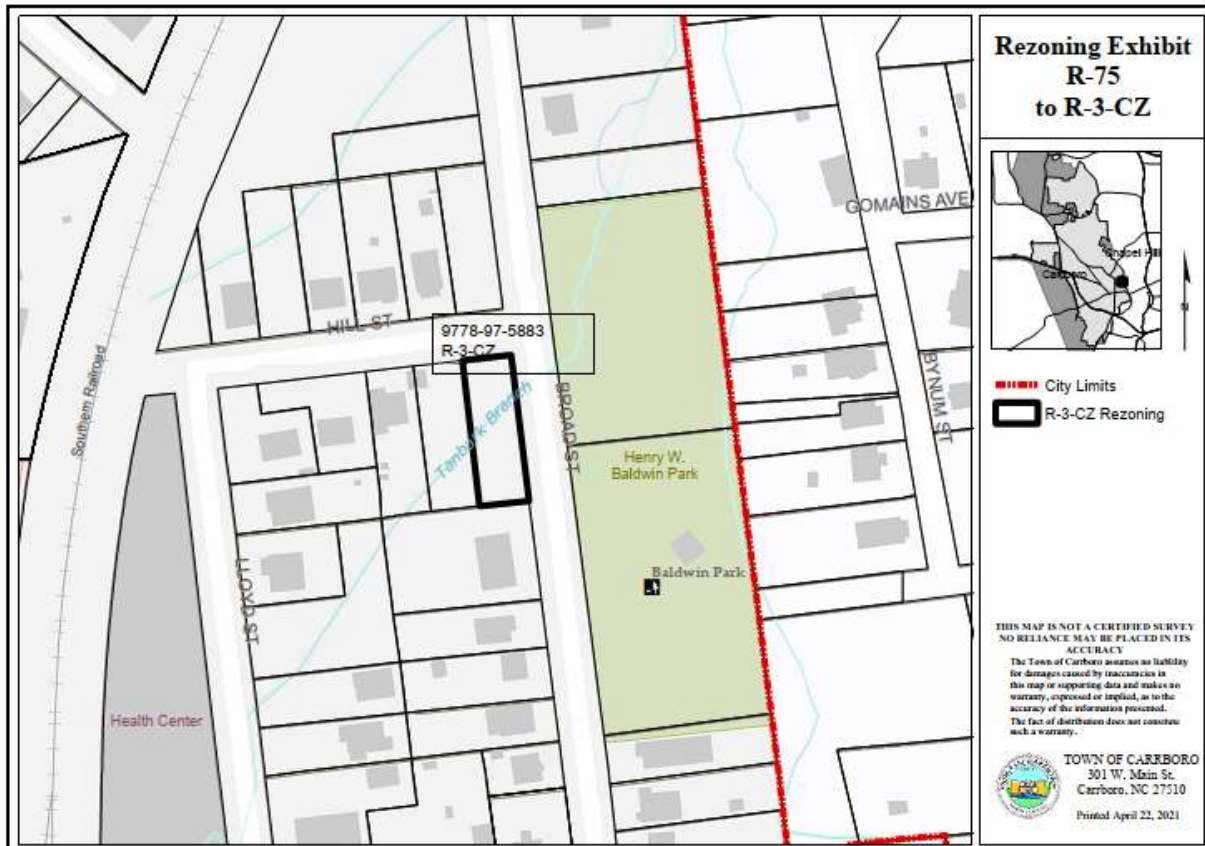
The meeting will be held remotely via Zoom Teleconferencing software, livestreamed and archived on www.townofcarrboro.org, and viewable in Carrboro with Cable on Channel 18.

- Public Comment will be accepted via email to publiccomment@townofcarrboro.org until 7 PM on Monday, September 27th.
- Public Comment can also be made during the meeting by contacting publiccomment@townofcarrboro.org and requesting meeting attendance instructions.

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

**Proposed Rezoning – 106 Hill Street
September 10, 2021**

Page 2 of 2



A PRESTON NISBET
100 MULBERRY ST
CARRBORO, NC 27510

PETER TRUESDELL LUCEY
100 PLEASANT DR
CARRBORO, NC 27510

XING X LIU
100A HILL ST
Carrboro, NC 27510

ALYSSA MISERENDINO
102 HILL ST
CARRBORO, NC 27510

SARAH MCCARTY ARNESON
102 MULBERRY ST
CARRBORO, NC 275101802

BARBARA B WALL
102 STARLITE DR
CARRBORO, NC 275101828

LYDIA F MASON
103 FOWLER ST
CARRBORO, NC 27510

JEREMY OCONNOR
103 MULBERRY ST
CARRBORO, NC 27510

JONATHAN E TWEEDY
103-A PLEASANT DR
CARRBORO, NC 27510

FLORENCE SIMAN
103C PLEASANT DR
CARRBORO, NC 27510

VERONICA FRAZIER
104 FOWLER ST
CARRBORO, NC 27510

TAMARA FETTERS
104 PLEASANT DR
CARRBORO, NC 27510

ADDIE WILSON JONES
104 STARLITE DR
CARRBORO, NC 275101828

OWNER
105 FOWLER ST UNIT B
CARRBORO, NC 27510

JEFFREY HOWARD NOVEY
105A MULBERRY ST
CARRBORO, NC 27510

WILLIAM I POWELL, IV
105B MULBERRY ST UNIT B
CARRBORO, NC 27510

CONOR M TIGHE
105 MULBERRY ST UNIT C
CARRBORO, NC 27510

JUROTHER ALSTON
106 STARLITE DR
CARRBORO, NC 27510

CATHERINE A SANTELLO
107 HILL ST UNIT A
Carrboro, NC 27510

CATHERINE A SANTELLO
107 HILL ST UNIT A
Carrboro, NC 27510

ALEXANDER M WILSON
107 MULBERRY ST APT B
CARRBORO, NC 27510

EARLENE M HUCKLEBERRY
107C MULBERRY ST
CARRBORO, NC 27510

ERROL HASS JENGHIS
109 HILL ST
CARRBORO, NC 27510

STEPHANIE ANN GRIEST
109A MULBERRY ST
CARRBORO, NC 27510

LINCOLN L BERLAND
109C MULBERRY ST
CARRBORO, NC 27510

SHIRLEY E GRAVES
110 STARLITE DR
CARRBORO, NC 275101828

CHARLES E MITCHELL
111 MULBERRY ST APT C
CARRBORO, NC 27510

KARIN YEATTS
111C MULBERRY ST
CARRBORO, NC 27510

LORENZO SOLORIZANO
112 STARLITE DR
CARRBORO, NC 27510

CAROLYN EVANS
114 STARLITE DR
CARRBORO, NC 275101828

MATTHEW W FEARRINGTON
116 STARLITE DR
CARRBORO, NC 275101828

ROBERT E JONES
200 PLEASANT DR
CARRBORO, NC 27510

ELIZABETH IVY GOODMAN
202 PLEASANT DR
CARRBORO, NC 27510

ANDREW M KING
203 PLEASANT DR
CARRBORO, NC 27510

EMMA J THOMPSON
204 LLOYD ST
CARRBORO, NC 275101822

CHARLES L VILES
204 PLEASANT DR
CARRBORO, NC 275103262

LEO GAEV
205 BROAD ST
CARRBORO, NC 27510

JAMES PATRICK COLLERAN
206 LLOYD ST
CARRBORO, NC 27510

PATRICK R HYATT
206 PLEASANT DR
CARRBORO, NC 27510

SUSAN L HEADEN
207 BROAD ST
CARRBORO, NC 27510

CLEMENTINE FEARRINGTON SELF
210 BROAD ST
CARRBORO, NC 275101810

FREDERICK D WEAVER
213 BROAD ST
CARRBORO, NC 27510

VERONICA J STEVENS
218 BROAD ST
CARRBORO, NC 27510

GERALD R HULL
220 BROAD ST
CARRBORO, NC 275101810

JOY ADRIEL BAKER
222 BROAD ST
CARRBORO, NC 27510

MICHAEL E ENGELS
224 BROAD ST
CARRBORO, NC 27510

JANIE DEGRAFFENREID JOHNSON
300 LLOYD STREET
CARRBORO, NC 275100942

DANE LOUIS HUPMAN
300 PLEASANT DR
CARRBORO, NC 27510

KATHY HACKNEY
301 BROAD ST
CARRBORO, NC 275101811

JAMES FEARRINGTON
302 BROAD ST
CARRBORO, NC 27510

WILLIAM A JACKSON
302 LLOYD ST
Carrboro, NC 27510

EVAN M MARKFIELD
303 BROAD ST
Carrboro, NC 27510

LAURELLE PALMER
304 BROAD ST
CARRBORO, NC 27510

TERESA N FOGGIE
305 SUNSET DR
CHAPEL HILL, NC 275162221

ALPHABET SOUP, INC
310 LLOYD ST
CARRBORO, NC 27510

YIK LAM
400 LLOYD ST
Carrboro, NC 27510

AMANDA J CARTER
401 SUNSET DR
CHAPEL HILL, NC 27516

LINDA ATWATER FEARRINGTON
401 B SUNSET DR
CHAPEL HILL, NC 27516

CLAY CENTRE LLC
402 LLOYD ST
CARRBORO, NC 27510

VILITA F WORTHY
403 SUNSET DR
CHAPEL HILL, NC 27516

OWNER
404 BROAD ST
CARRBORO, NC 27510

MICHAEL JIHAD
404 LLOYD ST
CARRBORO, NC 27510

OWNER
406 BROAD ST
CARRBORO, NC 27510

REED N PALMER
408 BROAD ST
Carrboro, NC 27510

JOHN M KURTZ
409 BROAD ST
CARRBORO, NC 27510

E LANCE JR UNDERWOOD
410 BROAD ST
Carrboro, NC 27510

CATHERINE SWEENEY
412 LLOYD ST
CARRBORO, NC 27510

PETER J OWENS
504 N GREENSBORO ST APT D
CARRBORO, NC 27510

MARY F BARBEE
505 SYKES ST
CHAPEL HILL, NC 27514

KATHERINE A ETAL TUCKER
506 NORTH GREENSBORO ST APT 1
CARRBORO, NC 27510

ALEXANDER R ATCHISON, ET AL
506 N GREENSBORO ST #11
CARRBORO, NC 27510

MITCHELL VIRCHICK
506 N GREENSBORO ST APT 14
CARRBORO, NC 27510

STEPHEN D JR LARGENT
506 N GREENSBORO ST APT 19
Carrboro, NC 27510

OWNER
506 N GREENSBORO ST UNIT 34A
CARRBORO, NC 27510

LORETTA G GOODWIN
UNIT 38 506 N GREENSBORO ST
CARRBORO, NC 275101776

LILIA MARLEN VARGAS BERNAL
506 N GREENSBORO ST #41
CARRBORO, NC 275101776

ANUPA DESHPANDE
506 N GREENSBORO ST #43
CARRBORO, NC 27510

TIMOTHY C HUCKS
506 N GREENSBORO ST #50
CARRBORO, NC 27510

MICHAEL S LASLIE
UNIT 6 506 N GREENSBORO ST
CARRBORO, NC 27510

LYNDELL J COPPEDGE
UNIT 7 506 N GREENSBORO ST
CARRBORO, NC 275101771

CHRISTOPHER P MOOK
506 N GREENSBORO ST APT 9
CARRBORO, NC 27510

ALEXANDER C BERG
510 N GREENSBORO ST
CARRBORO, NC 27510

VICKIE ANN WEAVER
517 CRAIG ST
CHAPEL HILL, NC 275161905

SARAH JANET WHITESIDES
603 CRAIG ST
CHAPEL HILL, NC 27516

OWNER
605 CRAIG ST
CHAPEL HILL, NC 27516

PATRICK CASTONGUAY
606 CRAIG ST
CHAPEL HILL, NC 27516

NNAMDI E IBENAGU
608 CRAIG ST
CHAPEL HILL, NC 27516

ISABEL H MARCUSSON
608 NUNN ST
CHAPEL HILL, NC 275162211

ROSINA A ETAL ORR
609 SYKES ST
CHAPEL HILL, NC 27516

BRIAN G TAYLOR
609 CRAIG ST #100
CHAPEL HILL, NC 27516

ERIC S HOOVER
609 CRAIG ST STE 200
CHAPEL HILL, NC 27516

RENEE VANRAAY
611 BYNUM ST
CHAPEL HILL, NC 27516

JASON JAMES
611 CRAIG ST
CHAPEL HILL, NC 27516

LOUIS WIJNBERG
611 SYKES STREET
CHAPEL HILL, NC 27516

LOUIS WIJNBERG
611 SYKES STREET
CHAPEL HILL, NC 27516

THEIN OO
616 SYKES ST
CHAPEL HILL, NC 27516

SAW AUNG
618 SYKES ST
CHAPEL HILL, NC 27516

JANET DAWN DOWNIE
620 SYKES ST
CHAPEL HILL, NC 27516

CAROLYN B FARRINGTON
708 GOMAINS AVE
CHAPEL HILL, NC 275161914

PATRICK O OLESCO
712 GOMAINS AVE
CHAPEL HILL, NC 27516

MARVA BURNETT
714 GOMAIN ST
CHAPEL HILL, NC 27514

OWNER
410 N GREENSBORO ST
CARRBORO, NC 27510

SHELTON STATION LLC
100 TIMBERHILL PL STE 129
CHAPEL HILL, NC 27514

JAE S ET AL LEE
1000 VINO DR
RALEIGH, NC 27607

ALICE W NEEBE
1002 HIGHLAND WOODS RD
CHAPEL HILL, NC 27517

JEFFREY N BERNDT
1006 WOODLAND DR NW
WILSON, NC 27893

CHANEL J VICINI
1007 GARDNER ST
RALEIGH, NC 27607

DAVID J GILNER
1008 WOOD SAGE DR
Chapel Hill, NC 27516

ALLEN LOTHROP GIFFORD
100A PLEASANT DR
CARRBORO, NC 27510

JOHN R MANLEY, II
101 APPLE ST
CHAPEL HILL, NC 27514

MARGARET GRIFFIN
101 WOODS WALK CT
CARRBORO, NC 27510

BRIGADO LLC
102 BREWER LN
CARRBORO, NC 27510

CONOR TIGHE
102 HILL ST
CARRBORO, NC 27510

CHRISTORIA W WILKERSON
103 FARRINGTON DR
CHAPEL HILL, NC 27514

SPREITZER MIHELCH PROPERTIES LLC
104R NC HWY 54 BYPASS UNIT 206
CARRBORO, NC 27510

MARGARET RUTH BUCK
104R NC HWY 54 W #160
CARRBORO, NC 27510

ALICE PAIGE MAGNUSON
104R NC HWY 54W UNIT 356
CARRBORO, NC 27510

DEBRA A BURNETTE
105B FOWLER ST
CARRBORO, NC 27510

GARLAND FOUSHEE
106 CREST DR C/O MARLOU PIPPIN
CHAPEL HILL, NC 27516

INONO LLC
106 PURPLE LEAL PL
CARRBORO, NC 27510

CALVIN NEVILLE
107 COBB ST
CARRBORO, NC 27510

VANESSA FERREIRA LITWINSKI
107 PARTIN ST
Chapel Hill, NC 27514

EMPOWERMENT INC.
109 N GRAHAM ST UNIT 200
CHAPEL HILL, NC 27516

JEFFREY W VAUGHAN
1110 N HENNESS RD UNIT 2248
CASA GRANDE, AZ 85122

KARIN YEATTS
111C MULBERRY ST
CARRBORO, NC 27510

MARC SERRE
112 PURPLE LEAF PL
Carrboro, NC 27510

SECOND BAPTIST CHURCH OF CHAPEL HILL
114 S GRAHAM ST
CHAPEL HILL, NC 27514

CAROLYN M PERRY
115 MARTHA LN
CHAPEL HILL, NC 27514

CAROLYN E STROUD
12173 IRON STONE DR
RANCHO CUCAMAONGA, CA 91739

ARCHER REALTY LLC
1319 TALLYHO TRL
CHAPEL HILL, NC 27516

JACQUELINE D FOUSHEE
136 WENTWORTH ST
CHAPEL HILL, NC 27516

SHELTON STATION APARTMENTS LLC
1375 E 9TH ST STE 2400 BELLWETHER
ENTERPRISE R E CAPTIAL LLC TAX DEPT
CLEVELAND, OH 44114

BENYAMIN MARGOLIS
14002 CASTAWAY DR
ROCKVILLE, MD 20853

PAUL ROWE
1908 INTEGRITY WAY UNIT 206
LOUISVILLE, KY 40220

GEORGE JR KILPATRICK
2 WESTRIDGE COURT
GREENSBORO, NC 274102980

WILLIAM CURETON
2010 BRUCKNER BLVD APT 3C
BRONX, NY 10473

JOHN K WATKIN
2025 S LAKESHORE DR
CHAPEL HILL, NC 27514

ANDREW M KING
203 PLEASANT DR
CARRBORO, NC 27510

WILLIAM E SCROGGS
210 JOHN WOODS RD
CHAPEL HILL, NC 27516

MILANA DEZUBE
212 BENNINGTON DR
CHAPEL HILL, NC 27516

FREDERICK D WEAVER
213 BROAD ST
CARRBORO, NC 27510

ELLEN O BRIEN
214 MAPLE AVE
CARRBORO, NC 27510

DANIEL JR CARMICHAEL
2152 LAKESHORE DR
CHAPEL HILL, NC 275142027

NATHAN MARSHALL
2311 ARTHUR MINNIS RD
HILLSBOROUGH, NC 27278

EUGENE O PETTIS
2401 BROOK CANYON DR
CHARLOTTE, NC 28212

MONICA J ZIMMERMAN
2502 OVERLAND PSGE
CHAPEL HILL, NC 27516

AUDREY ROBINSON SANDERS
2508 EAST WEAVER ST
DURHAM, NC 27707

MICHAEL FALK HARTLEY
2633 INNSBROOK RD
CHARLOTTE, NC 28226

JULIE HOLLAND
290 ONEAL RD
ECKINS, AR 72727

NORTH ESTES LLC
2922 HATHAWAY RD
RICHMOND, VA 23225

215 BROAD LLC
2923 SYMPHONY WOODS DR
CHARLOTTE, NC 28269

YASH PARGHI
300A PLEASANT DR
CARRBORO, NC 27510

TOWN OF CARRBORO
301 W MAIN ST
CARRBORO, NC 27510

UNIVERSITY OF NORTH CAROLINA
AT CHAPEL HILL FOUNDATION INC
306 SOUTH BUILDING CB 1000
CHAPEL HILL, NC 27599

FITCH LUMBER CO
309 N GREENSBORO ST
CARRBORO, NC 27510

ANTHONY TRUSTEE TALLERICO
3094 MEADOWLANDS LN
SAN JOSE, CA 95135

FARZIN BARAZANDEH
311 BURLAGE CIR
CHAPEL HILL, NC 27514

RUDRA MATTIE SEEOBIN LAW
312 N ESTES DR
CHAPEL HILL, NC 27514

CHNS LLC
319 PROVIDENCE RD
CHAPEL HILL, NC 27516

KARLA A HAEUSER
3200 ARDILLA RD
ATASCADERO, CA 93422

HILL TOWN OF CHAPEL
405 MARTIN LUTHER KING JR BLVD
CHAPEL HILL, NC 27514

MATTHIEU CAMPBELL
406 BROAD ST
CARRBORO, NC 27510

CATHERINE SWEENEY
406 LINDSAY ST
CHAPEL HILL, NC 27516

MATTHEW PURDY
410B KNOLLS ST
CHAPEL HILL, NC 27516

108 PLEASANT DR LLC
412 JEWELL DR
CHAPEL HILL, NC 27516

EBONY C CARVER LAWSON
420 LAFAYETTE DR
HILLSBOROUGH, NC 27278

HHH INVESTMENTS LLC
421 FAYETTEVILLE ST STE 1100
RALEIGH, NC 27601

307 BROAD LLC
43 ABERNATHY DR
CHAPEL HILL, NC 27517

ALLAN ROSEN
4307 INFINITY LN
DURHAM, NC 277058401

SANJAY CHATTERJEE
4465 24TH ST
SAN FRANCISCO, CA 94114

CARMEN CUTHBERTSON
504 COPPERLINE DR
CHAPEL HILL, NC 27516

PETER J OWENS
504 N GREENSBORO ST APT D
CARRBORO, NC 27510

SAM BARBEE HRS
C/O CHARLES BARBEE
505 SYKES ST
CHAPEL HILL, NC 27514

MITCHELL VIRCHICK
506 N GREENSBORO ST APT 14
CARRBORO, NC 27510

STEPHEN D LARGENT
506 N GREENSBORO ST UNIT 19
CARRBORO, NC 27510

ST JOSEPH CHRISTIAN METHODIST EPISCOPAL
510 W ROSEMARY ST
CHAPEL HILL, NC 27514

MAY LING BECKER
511 COTTON ST
CHAPEL HILL, NC 27516

FRANCESCA N MORFESIS
513 OWEN DR
FAYETTEVILLE, NC 283043433

VICKIE A WEAVER
517 CRAIG ST
CHAPEL HILL, NC 275161905

CHARLIE E BALDWIN
524 HATCH RD
CHAPEL HILL, NC 27516

BRIAN P HOGAN ET AL
530 CARL DR
CHAPEL HILL, NC 27516

ONTJES PROPERTIES LLC
5304 COSMOS CT
RALEIGH, NC 27613

GAIL ELLEN ABELOW
5504 HIDEWAY DR
CHAPEL HILL, NC 27516

ELVA ALSTON WRIGHT
5509 BEL AIR RD
BALTIMORE, MD 21206

RICHARD A DOWER
5618 IVYGATE LN
CHARLOTTE, NC 28226

PO TUNG TU
6 WINCHESTER PLACE
BURLINGAME, CA 94010

ANDI J MORGAN
604 NUNN ST
Chapel Hill, NC 27514

ANTOINE DE TORCY
605 W MAIN ST #307
CARRBORO, NC 27510

J HERBERT HOLLAND TRUST
608 MARTIN LUTHER KING JR BLVD
CHAPEL HILL, NC 275145703

PATRICIA B MASON
615 CARL DR
Chapel Hill, NC 27516

CARRBORO SERVICE SOUTHERN STATES
COOPERATIVE INC
6606 WEST BROAD ST
RICHMOND, VA 23230

RAPPCO LLC
6819 MORROW MILL RD
CHAPEL HILL, NC 27516

SALLY W GILMORE
716 CONTINENTAL DR
DURHAM, NC 27712

HUANG WAKE ORANGE LLC
734 W BARBEE CHAPEL RD
CHAPEL HILL, NC 27517

DANIEL A RODRIGUEZ
817 MENDOCINO AVE
BERKELEY, CA 94707

GORDON N MITCHELL
8616 YORKSHIRE LANE
CHAPEL HILL, NC 275164831

MARY BLACKWOOD HRS
C/O NEOLA CRAIG-TAYLOR
9 MEADOWCREST DRIVE
DURHAM, NC 27703

ALEXANDER D DODSON
976 NC HWY 119N
LEASBURG, NC 27291

THOMAS A CLERE
P O BOX 64
FAISON, NC 28341

KENNETH M REITER
PO BOX 1622
Carrboro, NC 27510

COMPREHENSIVE ORANGE CHATHAM
PO BOX 17179
CHAPEL HILL, NC 27516

SHOWCHEIN HSIEH
PO BOX 17281
CHAPEL HILL, NC 27516

COMMUNITY HOME TRUST
PO BOX 2315
CHAPEL HILL, NC 27515

MERCIA RESIDENTIAL PROPERTIES
PO BOX 2371
CHAPEL HILL, NC 27517

~~TOWN OF CARRBORO~~
~~PO BOX 337~~
~~CARRBORO, NC 27510~~

506 N GREENSBORO STREET - HOA
PO BOX 392
CARRBORO, NC 27510

LANIER RESIDENTIAL LLC
PO BOX 4435
CHAPEL HILL, NC 27515

JAMES M RUMFELT
PO BOX 520
SNOW CAMP, NC 27349

PARTNERSHIP CARR MILL MALL LIMITED
PO BOX 673
CARRBORO, NC 27510

DANIEL TRUSTEE FLESNER
PO BOX 79
TAHOMA, CA 96142

CURRENT RESIDENT
410 N GREENSBORO ST UNIT 150
CARRBORO, NC 27510

CURRENT RESIDENT
410 N GREENSBORO ST UNIT 160
CARRBORO, NC 27510

CURRENT RESIDENT
410 N GREENSBORO ST UNIT 230
CARRBORO, NC 27510

CURRENT RESIDENT
410 N GREENSBORO ST UNIT 250
CARRBORO, NC 27510

CURRENT RESIDENT
410 N GREENSBORO ST UNIT 280
CARRBORO, NC 27510

CURRENT RESIDENT
309 SUNSET DR
CHAPEL HILL, NC 27516

CURRENT RESIDENT
605 BYNUM ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
710 GOMAINS AVE
CHAPEL HILL, NC 27516

CURRENT RESIDENT
118 STARLITE DR
CARRBORO, NC 27510

CURRENT RESIDENT
300 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
309 BROAD ST UNIT A
CARRBORO, NC 27510

CURRENT RESIDENT
309 BROAD ST UNIT B
CARRBORO, NC 27510

CURRENT RESIDENT
309 BROAD ST UNIT C
CARRBORO, NC 27510

CURRENT RESIDENT
601 BYNUM ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
603 BYNUM ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
100-A PLEASANT DR
CARRBORO, NC 27510

CURRENT RESIDENT
100-B PLEASANT DR
CARRBORO, NC 27510

CURRENT RESIDENT
606 NUNN ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
107 MULBERRY ST UNIT A
CARRBORO, NC 27510

CURRENT RESIDENT
105 PLEASANT DR
CARRBORO, NC 27510

CURRENT RESIDENT
105 PLEASANT DR UNIT A
CARRBORO, NC 27510

CURRENT RESIDENT
105 PLEASANT DR UNIT B
CARRBORO, NC 27510

CURRENT RESIDENT
105 PLEASANT DR UNIT C
CARRBORO, NC 27510

CURRENT RESIDENT
105 PLEASANT DR UNIT D
CARRBORO, NC 27510

CURRENT RESIDENT
105 PLEASANT DR UNIT E
CARRBORO, NC 27510

CURRENT RESIDENT
105 PLEASANT DR UNIT F
CARRBORO, NC 27510

CURRENT RESIDENT
104 HILL ST
CARRBORO, NC 27510

CURRENT RESIDENT
211 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 46
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 33
CARRBORO, NC 27510

CURRENT RESIDENT
203 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
203 BROAD ST UNIT A
CARRBORO, NC 27510

CURRENT RESIDENT
206 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
208 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
105 FOWLER ST UNIT A
CARRBORO, NC 27510

CURRENT RESIDENT
407 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 39
CARRBORO, NC 27510

CURRENT RESIDENT
111 HILL ST
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 25
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 28
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 29
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
613 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
613 SYKES ST UNIT B
CHAPEL HILL, NC 27516

CURRENT RESIDENT
707 GOMAINS AVE
CHAPEL HILL, NC 27516

CURRENT RESIDENT
606 BYNUM ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
608 BYNUM ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
405 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
751 BYNUM ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
313 SUNSET DR
CHAPEL HILL, NC 27516

CURRENT RESIDENT
111 MULBERRY ST UNIT B
CARRBORO, NC 27510

CURRENT RESIDENT
103 HILL ST
CARRBORO, NC 27510

CURRENT RESIDENT
312 SUNSET DR
CHAPEL HILL, NC 27516

CURRENT RESIDENT
400 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
214 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 32
CARRBORO, NC 27510

CURRENT RESIDENT
412 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST
CARRBORO, NC 27510

04A

label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

STAPLES®

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 101
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 102
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 103
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 104
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 105
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 106
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 107
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 108
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 109
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 110
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 111
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 113
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 114
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 115
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 116
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 117
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 118
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 119
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 120
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 121
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 122
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 123
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 125
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 201
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 202
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 203
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 204
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 205
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 206
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 207
CARRBORO, NC 27510

STAPLES®

label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 208
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 209
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 210
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 211
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 212
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 213
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 214
CARRBORO, NC 27510

URRENT RESIDENT
430 N GREENSBORO ST UNIT 215
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 216
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 217
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 218
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 219
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 220
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 221
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 222
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 223
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 225
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 301
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 302
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 303
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 304
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 305
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 306
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 307
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 308
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 309
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 310
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 311
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 312
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 313
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 314
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 315
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 316
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 317
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 318
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 319
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 320
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 321
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 322
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 323
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 325
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 401
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 402
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 403
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 404
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 405
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 406
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 407
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 408
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 409
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 410
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 411
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 412
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 413
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 414
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 415
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 416
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 417
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 418
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 419
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 420
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 421
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 422
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 423
CARRBORO, NC 27510

CURRENT RESIDENT
430 N GREENSBORO ST UNIT 425
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
102 PLEASANT DR UNIT A
CARRBORO, NC 27510

CURRENT RESIDENT
102 PLEASANT DR UNIT B
CARRBORO, NC 27510

CURRENT RESIDENT
102 PLEASANT DR UNIT C
CARRBORO, NC 27510

CURRENT RESIDENT
406 LLOYD ST
CARRBORO, NC 27510

CURRENT RESIDENT
105 HILL ST
CARRBORO, NC 27510

CURRENT RESIDENT
101 PLEASANT DR
CARRBORO, NC 27510

CURRENT RESIDENT
201 PLEASANT DR
CARRBORO, NC 27510

CURRENT RESIDENT
209 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
216 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 22
CARRBORO, NC 27510

CURRENT RESIDENT
305 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 47
CARRBORO, NC 27510

CURRENT RESIDENT
512 N GREENSBORO ST
CARRBORO, NC 27510

CURRENT RESIDENT
508 N GREENSBORO ST
CARRBORO, NC 27510

CURRENT RESIDENT
311 SUNSET DR UNIT A
CHAPEL HILL, NC 27516

CURRENT RESIDENT
311 SUNSET DR UNIT B
CHAPEL HILL, NC 27516

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 18
CARRBORO, NC 27510

CURRENT RESIDENT
507 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
513-UT SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
104 PLEASANT DR UNIT A
CARRBORO, NC 27510

CURRENT RESIDENT
104 PLEASANT DR UNIT B
CARRBORO, NC 27510

CURRENT RESIDENT
106 PLEASANT DR UNIT A
CARRBORO, NC 27510

CURRENT RESIDENT
106 PLEASANT DR UNIT B
CARRBORO, NC 27510

CURRENT RESIDENT
306 PLEASANT DR
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 17
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 18
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 19
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 20
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR-BLDG A UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 4
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG A UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 17
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 18
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 19
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 20
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 4
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG B UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C UNIT 4
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG C
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG D UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG D UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG D UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG D UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG D UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG D UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG D UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG D UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG D UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG D UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG D UNIT 4
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG D UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG D UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG D UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR-BLDG D UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG D UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E UNIT 4
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG E UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F UNIT 4
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG F UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G UNIT 4
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG G UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 17
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 18
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 19
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 20
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 4
CARRBORO, NC 27510

URRENT RESIDENT
306 ESTES DR BLDG H UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG H UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 17
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 18
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 19
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 20
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 4
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG I UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 17
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 18
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 19
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 20
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 4
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG J UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K UNIT 4
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG K UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L UNIT 4
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG L UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG M
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG M UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG M UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG M UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG M UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG M UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG M UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG M UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG M UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG M UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG M UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG M UNIT 4
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG M UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG M UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG M UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG M UNIT 8
CARRBORO, NC 27510

label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

STAPLES®

CURRENT RESIDENT
306 ESTES DR BLDG M UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N UNIT 4
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG N UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG O
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG O UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG O UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG O UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG O UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG O UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG O UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG O UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG O UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG O UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG O UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG O UNIT 4
CARRBORO, NC 27510

STAPLES®

label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ®5160/8160

CURRENT RESIDENT
306 ESTES DR BLDG O UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG O UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG O UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG O UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG O UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR-BLDG P UNIT 17
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 18
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 19
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 20
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 4
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG P UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q UNIT 11
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q UNIT 12
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q UNIT 13
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q UNIT 14
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q UNIT 16
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q UNIT 4
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q UNIT 5
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q UNIT 6
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q UNIT 7
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
306 ESTES DR BLDG Q UNIT 9
CARRBORO, NC 27510

CURRENT RESIDENT
215 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
216 PLEASANT DR
CARRBORO, NC 27510

CURRENT RESIDENT
106 HILL ST
CARRBORO, NC 27510

CURRENT RESIDENT
408 LLOYD ST
CARRBORO, NC 27510

CURRENT RESIDENT
601 CRAIG ST UNIT 100
CHAPEL HILL, NC 27516

CURRENT RESIDENT
601 CRAIG ST UNIT 200
CHAPEL HILL, NC 27516

CURRENT RESIDENT
706 GOMAINS AVE
CHAPEL HILL, NC 27516

CURRENT RESIDENT
410 N GREENSBORO ST UNIT 120
CARRBORO, NC 27510

CURRENT RESIDENT
410 N GREENSBORO ST UNIT 130
CARRBORO, NC 27510

CURRENT RESIDENT
410 N GREENSBORO ST UNIT 220
CARRBORO, NC 27510

CURRENT RESIDENT
502-A N GREENSBORO ST
CARRBORO, NC 27510

CURRENT RESIDENT
502-B N GREENSBORO ST
CARRBORO, NC 27510

CURRENT RESIDENT
704 SYKES ST UNIT A
CHAPEL HILL, NC 27516

CURRENT RESIDENT
704 SYKES ST UNIT B
CHAPEL HILL, NC 27516

CURRENT RESIDENT
706 SYKES ST UNIT A
CHAPEL HILL, NC 27516

CURRENT RESIDENT
706 SYKES ST UNIT B
CHAPEL HILL, NC 27516

CURRENT RESIDENT
711 SYKES ST
CHAPEL HILL, NC 27516

04A

label size 1" x 2 5/8" compatible with Avery ©5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ©5160/8160

STAPLES®

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 37
CARRBORO, NC 27510

CURRENT RESIDENT
310 SUNSET DR
CHAPEL HILL, NC 27516

CURRENT RESIDENT
404 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
406 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
410 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
411 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
412 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
413 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
414 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
605 GOMAINS AVE
CHAPEL HILL, NC 27516

CURRENT RESIDENT
607 GOMAINS AVE
CHAPEL HILL, NC 27516

CURRENT RESIDENT
609 GOMAINS AVE
CHAPEL HILL, NC 27516

CURRENT RESIDENT
611 GOMAINS AVE
CHAPEL HILL, NC 27516

CURRENT RESIDENT
702 GOMAINS AVE
CHAPEL HILL, NC 27516

CURRENT RESIDENT
708 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
617 SYKES ST UNIT A
CHAPEL HILL, NC 27516

CURRENT RESIDENT
617 SYKES ST UNIT B
CHAPEL HILL, NC 27516

CURRENT RESIDENT
621 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
110 JAY ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
201 CLIFFSIDE TRL
CHAPEL HILL, NC 27516

CURRENT RESIDENT
402 SYKES ST UNIT A
CHAPEL HILL, NC 27516

CURRENT RESIDENT
402 SYKES ST UNIT B
CHAPEL HILL, NC 27516

CURRENT RESIDENT
415 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
500 SYKES ST UNIT A
CHAPEL HILL, NC 27516

CURRENT RESIDENT
500 SYKES ST UNIT B
CHAPEL HILL, NC 27516

CURRENT RESIDENT
501 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
502 SYKES ST UNIT A
CHAPEL HILL, NC 27516

CURRENT RESIDENT
502 SYKES ST UNIT B
CHAPEL HILL, NC 27516

CURRENT RESIDENT
502 SYKES ST UNIT C
CHAPEL HILL, NC 27516

CURRENT RESIDENT
512 CRAIG ST UNIT A
CHAPEL HILL, NC 27516

STAPLES®

label size 1" x 2 5/8" compatible with Avery ©5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery ©5160/8160

04A

label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette do format 25 mm x 67 mm compatible avec Avery ®5160/8160

STAPLES®

CURRENT RESIDENT
572 CRAIG ST UNIT B
CHAPEL HILL, NC 27516

CURRENT RESIDENT
602 GOMAINS AVE UNIT C
CHAPEL HILL, NC 27516

CURRENT RESIDENT
604 GOMAINS AVE UNIT A
CHAPEL HILL, NC 27516

CURRENT RESIDENT
604 GOMAINS AVE UNIT B
CHAPEL HILL, NC 27516

CURRENT RESIDENT
619 BYNUM ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
624 SYKES ST UNIT 110
CHAPEL HILL, NC 27516

CURRENT RESIDENT
624 SYKES ST UNIT 120
CHAPEL HILL, NC 27516

CURRENT RESIDENT
624 SYKES ST UNIT 130
CHAPEL HILL, NC 27516

CURRENT RESIDENT
624 SYKES ST UNIT 140
CHAPEL HILL, NC 27516

CURRENT RESIDENT
701 GOMAINS AVE UNIT A
CHAPEL HILL, NC 27516

CURRENT RESIDENT
701 GOMAINS AVE UNIT B
CHAPEL HILL, NC 27516

CURRENT RESIDENT
701 GOMAINS AVE UNIT C
CHAPEL HILL, NC 27516

CURRENT RESIDENT
703 GOMAINS AVE UNIT A
CHAPEL HILL, NC 27516

CURRENT RESIDENT
703 GOMAINS AVE UNIT B
CHAPEL HILL, NC 27516

CURRENT RESIDENT
800 BYNUM ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
801 BYNUM ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
805 BYNUM ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
809 BYNUM ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
813 BYNUM ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
817 BYNUM ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
820 BYNUM ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
402 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
100 HILL ST
CARRBORO, NC 27510

CURRENT RESIDENT
609 BYNUM ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
108 PLEASANT DR UNIT A
CARRBORO, NC 27510

CURRENT RESIDENT
108 PLEASANT DR UNIT B
CARRBORO, NC 27510

CURRENT RESIDENT
108 PLEASANT DR UNIT C
CARRBORO, NC 27510

CURRENT RESIDENT
202 LLOYD ST UNIT A
CARRBORO, NC 27510

CURRENT RESIDENT
202 LLOYD ST UNIT B
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 23
CARRBORO, NC 27510

STAPLES®

label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette do format 25 mm x 67 mm compatible avec Avery ®5160/8160

label size 1" x 2 5/8" compatible with Avery ©5160/8160
Étiquette do format 25 mm x 67 mm compatible avec Avery ©5160/8160

STAPLES®

CURRENT RESIDENT
307 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 8
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 10
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 4
CARRBORO, NC 27510

CURRENT RESIDENT
504 N GREENSBORO ST UNIT A
CARRBORO, NC 27510

CURRENT RESIDENT
504 N GREENSBORO ST UNIT B
CARRBORO, NC 27510

CURRENT RESIDENT
504 N GREENSBORO ST UNIT C
CARRBORO, NC 27510

CURRENT RESIDENT
504 N GREENSBORO ST UNIT E
CARRBORO, NC 27510

CURRENT RESIDENT
504 N GREENSBORO ST UNIT F
CARRBORO, NC 27510

CURRENT RESIDENT
600 NUNN ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 20
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 34
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 21
CARRBORO, NC 27510

CURRENT RESIDENT
122 STARLITE DR
CHAPEL HILL, NC 27516

CURRENT RESIDENT
617 CRAIG ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
600 CRAIG ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 45
CARRBORO, NC 27510

CURRENT RESIDENT
515 CRAIG ST UNIT A
CHAPEL HILL, NC 27516

CURRENT RESIDENT
0 SUNSET DR
CHAPEL HILL, NC 27516

CURRENT RESIDENT
609-300 CRAIG ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
205 LLOYD ST UNIT 101
CARRBORO, NC 27510

CURRENT RESIDENT
205 LLOYD ST UNIT 102
CARRBORO, NC 27510

CURRENT RESIDENT
205 LLOYD ST UNIT 103
CARRBORO, NC 27510

CURRENT RESIDENT
205 LLOYD ST UNIT 203
CARRBORO, NC 27510

CURRENT RESIDENT
205 LLOYD ST UNIT 204
CARRBORO, NC 27510

CURRENT RESIDENT
205 LLOYD ST UNIT 205
CARRBORO, NC 27510

CURRENT RESIDENT
205 LLOYD ST UNIT 206
CARRBORO, NC 27510

CURRENT RESIDENT
205 LLOYD ST UNIT 207
CARRBORO, NC 27510

CURRENT RESIDENT
205 LLOYD ST UNIT 210
CARRBORO, NC 27510

STAPLES®

label size 1" x 2 5/8" compatible with Avery ©5160/8160
Étiquette do format 25 mm x 67 mm compatible avec Avery ©5160/8160

label size 1" x 2 5/8" compatible with Avery® 5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery® 5160/8160

STAPLES®

CURRENT RESIDENT
209 LLOYD ST UNIT 100
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 110
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 120
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 130
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 140
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 150
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 160
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 200
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 210
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 220
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 230
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 240
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 250
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 260
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 270
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 280
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 290
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 300
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 310
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 320
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 330
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 340
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 350
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 360
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 370
CARRBORO, NC 27510

CURRENT RESIDENT
209 LLOYD ST UNIT 380
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 30
CARRBORO, NC 27510

CURRENT RESIDENT
113 HILL ST
CARRBORO, NC 27510

CURRENT RESIDENT
307 SUNSET DR
CHAPEL HILL, NC 27516

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 12
CARRBORO, NC 27510

STAPLES®

label size 1" x 2 5/8" compatible with Avery® 5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery® 5160/8160

CURRENT RESIDENT
604 NUNN ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 40
CARRBORO, NC 27510

CURRENT RESIDENT
104 MULBERRY ST UNIT A
CARRBORO, NC 27510

CURRENT RESIDENT
104 MULBERRY ST UNIT B
CARRBORO, NC 27510

CURRENT RESIDENT
106 MULBERRY ST UNIT A
CARRBORO, NC 27510

CURRENT RESIDENT
106 MULBERRY ST UNIT B
CARRBORO, NC 27510

CURRENT RESIDENT
114 MULBERRY ST
CARRBORO, NC 27510

CURRENT RESIDENT
704 GOMAINS AVE
CHAPEL HILL, NC 27516

CURRENT RESIDENT
105 PARKER ST
CARRBORO, NC 27510

CURRENT RESIDENT
112 PARKER ST
CARRBORO, NC 27510

CURRENT RESIDENT
300 N GREENSBORO ST
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 49
CARRBORO, NC 27510

CURRENT RESIDENT
401 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 35
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 15
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 48
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 42
CARRBORO, NC 27510

CURRENT RESIDENT
615 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 44
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 26
CARRBORO, NC 27510

CURRENT RESIDENT
103 PARKER ST
CARRBORO, NC 27510

CURRENT RESIDENT
299 LLOYD ST
CARRBORO, NC 27510

CURRENT RESIDENT
301 LLOYD ST
CARRBORO, NC 27510

CURRENT RESIDENT
304 PLEASANT DR
CARRBORO, NC 27510

CURRENT RESIDENT
308 LLOYD ST
CARRBORO, NC 27510

CURRENT RESIDENT
109 MULBERRY ST UNIT B
CARRBORO, NC 27510

CURRENT RESIDENT
120 STARLITE DR
CARRBORO, NC 27510

CURRENT RESIDENT
217 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
315 SUNSET DR
CHAPEL HILL, NC 27516

CURRENT RESIDENT
503 SYKES ST
CHAPEL HILL, NC 27516

label size 1" x 2 5/8" compatible with Avery® 5160/8160
Étiquette do format 25 mm x 67 mm compatible avec Avery® 5160/8160

STAPLES®

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 36
CARRBORO, NC 27510

CURRENT RESIDENT
510 SYKES ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
602 NUNN ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
603 NUNN ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
604 CRAIG ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
605 NUNN ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
410 LLOYD ST
CARRBORO, NC 27510

URRENT RESIDENT
602 CRAIG ST
CHAPEL HILL, NC 27516

CURRENT RESIDENT
101 HILL ST
CARRBORO, NC 27510

CURRENT RESIDENT
306 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
400 BROAD ST
CARRBORO, NC 27510

CURRENT RESIDENT
502 N GREENSBORO ST UNIT 1
CARRBORO, NC 27510

CURRENT RESIDENT
502 N GREENSBORO ST UNIT 2
CARRBORO, NC 27510

CURRENT RESIDENT
502 N GREENSBORO ST UNIT 3
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 31
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 17
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 24
CARRBORO, NC 27510

CURRENT RESIDENT
506 N GREENSBORO ST UNIT 27
CARRBORO, NC 27510

CURRENT RESIDENT
101 E WEAVER ST
CARRBORO, NC 27510

CURRENT RESIDENT
101 E WEAVER ST UNIT E-9
CARRBORO, NC 27510

CURRENT RESIDENT
101 E WEAVER ST UNIT G-1
CARRBORO, NC 27510

CURRENT RESIDENT
101 E WEAVER ST UNIT G-2
CARRBORO, NC 27510

CURRENT RESIDENT
101 E WEAVER ST UNIT G-3
CARRBORO, NC 27510

CURRENT RESIDENT
101 E WEAVER ST UNIT G-4
CARRBORO, NC 27510

CURRENT RESIDENT
101 E WEAVER ST UNIT G-7
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT A-1
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT A-11
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT A-12
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT A-14
CARRBORO, NC 27510

STAPLES®

label size 1" x 2 5/8" compatible with Avery® 5160/8160
Étiquette do format 25 mm x 67 mm compatible avec Avery® 5160/8160

CURRENT RESIDENT
200 N GREENSBORO ST UNIT A-16
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT A-18
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT A-2
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT A-3
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT A-4
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT A-5
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT A-8
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT A-9
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT B-1
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT B-12
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT B-13A
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT B-13B
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT B-13C
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT B-2
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT B-3
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT B-4
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT B-6
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT B-8
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT B-9
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT C-2
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT C-6A
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT C-6B
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT C-7
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT C-7a
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT D-1
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT D-11
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT D-12
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT D-13
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT D-15
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT D-2
CARRBORO, NC 27510



label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette do format 25 mm x 67 mm compatible avec Avery ®5160/8160

04A

CURRENT RESIDENT
200 N GREENSBORO ST UNIT D-2C
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT D-2D
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT D-3
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT D-4
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT D-4A
CARRBORO, NC 27510

CURRENT RESIDENT
200 N GREENSBORO ST UNIT D-9
CARRBORO, NC 27510

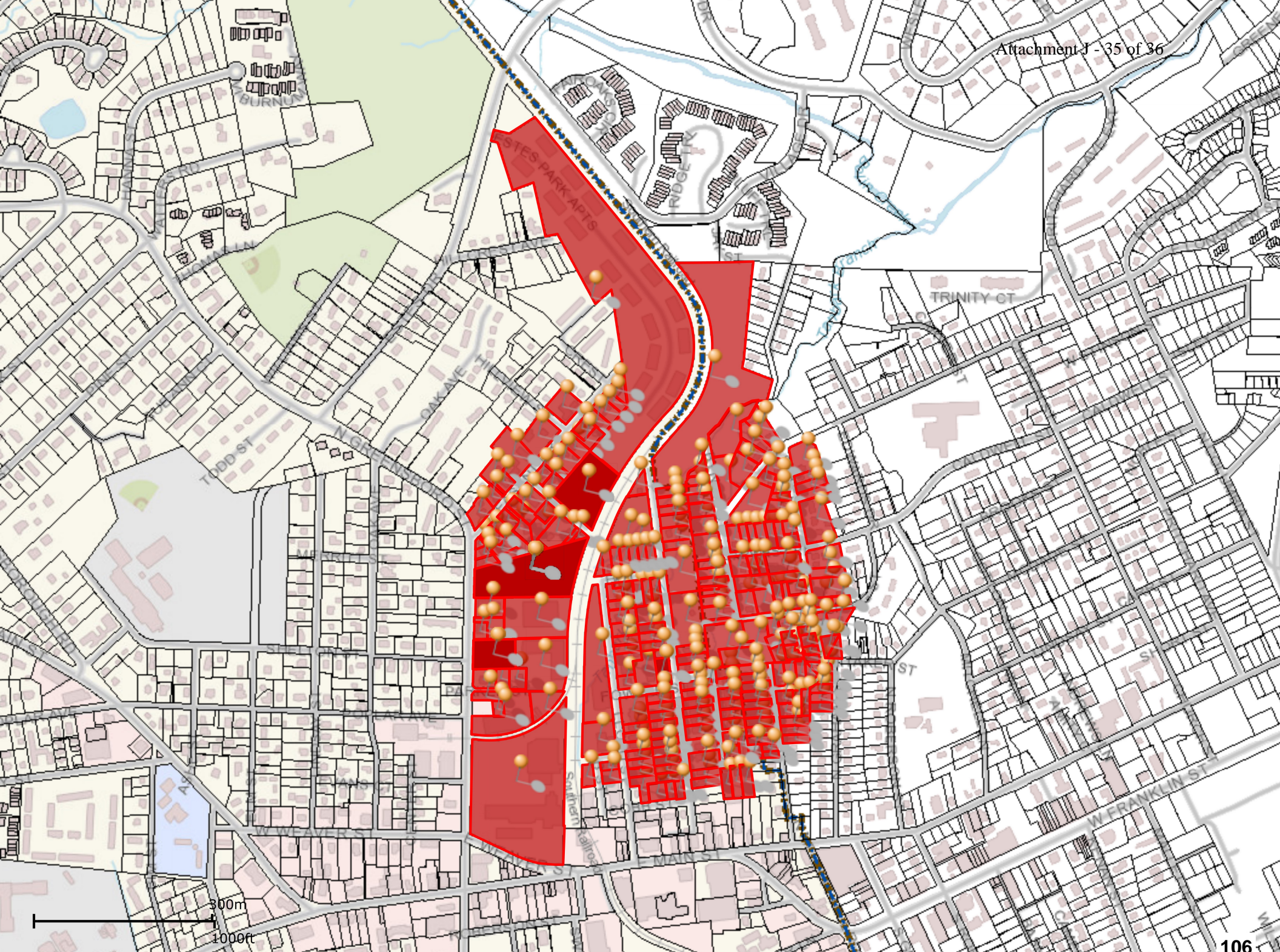
CURRENT RESIDENT
310 N GREENSBORO ST
CARRBORO, NC 27510

CURRENT RESIDENT
302 PLEASANT DR
CARRBORO, NC 27510

CURRENT RESIDENT
302-A PLEASANT DR
CARRBORO, NC 27510



label size 1" x 2 5/8" compatible with Avery ®5160/8160
Étiquette do format 25 mm x 67 mm compatible avec Avery ®5160/8160





TOWN OF CARRBORO

NORTH CAROLINA

September 10, 2021

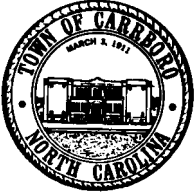
RE: Proposed rezoning of property at 106 Hill Street

I, Christina R. Moon, do certify that I did cause to have mailed on September 10, 2021, by first class mail, letters informing the owners and non-owner occupants of properties within 1,000 feet of the petition and schedule for considering the proposal to rezone the property at 106 Hill Street from R-7,500 (Residential, 7,500 square feet per dwelling unit) to R-3-CZ (Residential, 3,000 square feet per dwelling unit, Conditional).

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

Christina R. Moon
Planning Administrator

9/15/2021



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

SEPTEMBER 2, 2021

106 Hill Street – Conditional Rezoning to R-3-CZ

Motion was made by Poulton and seconded by Posada that the Planning Board recommends that the Town Council approve the draft ordinance with the following comments.

The Planning Board enthusiastically supports this project. It is an excellent example of a well-planned infill project, of truly affordable housing, and of a stormwater-conscious development. It's clear that Pee Wee Homes has given and will continue to give this project great thought and care.

The Planning Board encourages the Town to continue in partnerships with non-profits, like Pee Wee Homes, to develop more affordable units, especially truly affordable units that are available to residents under 30% of AMI.

Since Pee Wee Homes has found through experience that very few of their tenants have cars, we recommend that the parking requirement for the project be reduced to zero spaces. In addition, the location is convenient to public transit, is walkable, and has available on-street parking nearby. We recommend that references to on-site parking be removed from proposed condition #1.

We further recommend that the town find a way to give Pee Wee Homes the maximum possible flexibility with the recreational amenity requirement. This is a deeply affordable development situated across the street from a public park.

VOTE:

AYES: (9) Poulton, Fray, Sinclair, Mangum, Gaylord-Miles, Baker, Posada, Amina, Clinton

NOES: (0)

ABSTENTIONS: (1) Foushee

ABSENT/EXCUSED: (1) Tooloee

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 Sinclair and seconded by Gaylord-Miles that the Planning Board of the Town of Carrboro finds the proposed map amendment is consistent with *Carrboro Vision 2020*, particularly the provisions relating to Carrboro's support of diverse of housing types and affordable housing goals in

provisions 2.52, 3.28, 6.0, 6.11, 6.13 and 6.17, and the goals set out in the Town's Affordable Housing Goals and Strategies to increase the supply of affordable rental housing units, particularly for individuals earning less than 60% AMI.

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

VOTE:

AYES: (9) Poulton, Fray, Sinclair, Mangum, Gaylord-Miles, Baker, Posada, Amina, Clinton

NOES: (0)

ABSTENTIONS: (1) Foushee

ABSENT/EXCUSED: (1) Tooloee

Catherine Fray

09 / 14 / 2021




(Chair)

(Date)

Signature Certificate

Document Ref.: DYKEU-BUQHZ-PCJAF-2RG8G

Document signed by:

	<p>Catherine Fray E-mail: cadamson@alumni.unc.edu Signed via link</p> <p>IP: 136.56.102.233 Date: 14 Sep 2021 14:28:16 UTC</p>	 
---	---	--

Document completed by all parties on:
14 Sep 2021 14:28:16 UTC

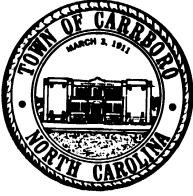
Page 1 of 1



Signed with PandaDoc.com

PandaDoc is a document workflow and certified eSignature solution trusted by 25,000+ companies worldwide.





TOWN OF CARRBORO

Transportation Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

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

SEPTEMBER 2, 2021

106 Hill Street – Conditional Rezoning to R-3-CZ

Motion was made by **Swan** and seconded by **Jones-Peretto** that the **Transportation Advisory Board** recommends that the Town Council **approve** the draft ordinance.

VOTE:

AYES: (5) Pcolar, Keefe, Alexander, Swan, Jones-Peretto

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (1) Davis

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 a rezoning petition that would pose a conflict of interest.

Motion was made by **Pcolar** and seconded by **Alexander** that the **Transportation Advisory Board** of the Town of Carrboro finds the proposed map amendment to be consistent with *Carrboro Vision 2020*, particularly the provisions relating to Carrboro's support of diverse of housing types and affordable housing goals in provisions 2.52, 3.28, 6.0, 6.11, 6.13 and 6.17, the goals set out in the Town's Affordable Housing Goals and Strategies to increase the supply of affordable rental housing units, particularly for individuals earning less than 60% AMI.

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.

The Transportation Advisory Board also finds that based on the information provided by the applicant as to the type of tenant and associated expectation that vehicle ownership rates would be substantially lower than the general population, there should not be an on-site parking requirement for this project.

VOTE:

AYES: (5) Pcolar, Keefe, Alexander, Swan, Jones-Peretto

NOES: (0)

ABSTENTIONS: (0)

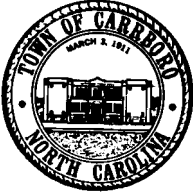
ABSENT/EXCUSED: (1) Davis

Dave Pcolar

(Chair)

9/2/2021

(Date)



TOWN OF CARRBORO

Environmental Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

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

SEPTEMBER 2, 2021

106 Hill Street – Conditional Rezoning to R-3-CZ

Motion was made by Echart and seconded by Schalkoff that the Environmental Advisory Board recommends that the Town Council approve the draft ordinance.

General

- In favor of project

Transportation

- We recommend not adding more car parking, street parking should be adequate in this area
 - This will help mitigate flooding
- This project will be a model moving forward for affordability
- This underscores the need for adequate public transit to and from Carrboro's downtown neighborhoods

Stormwater

- We agree with your determination to elevate the floors of the housing to mitigate flooding concerns
- We recommend ensuring that the Town's Stormwater Advisory Commission is consulted on this project

Trees

- We recommend using native tree species when replanting using species from the list in the Town's Land Use Ordinance, Appendix E. We also recommend consulting with Heather Holley, the Town's Stormwater Specialist (hholley@townofcarrboro.org).

Design

- We encourage the use of as many energy efficiency measures as possible
- Overhangs on windows can be an inexpensive, simple way to prevent houses from overheating

VOTE:

AYES: (4) Echart, Kaufman, Brandon, Schalkoff

NOES: ()

ABSTENTIONS: ()

ABSENT/EXCUSED: (1) Blanco

Associated Findings

By a unanimous show of hands, the Environmental 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 a rezoning petition that would pose a conflict of interest.

Motion was made by Brandon and seconded by Echart that the Environmental Advisory Board of the Town of Carrboro finds the proposed map amendment is consistent with *Carrboro Vision 2020*, particularly the provisions relating to Carrboro's support of diverse of housing types and affordable housing goals in provisions 2.52, 3.28, 6.0, 6.11, 6.13 and 6.17, the goals set out in the Town's Affordable Housing Goals and Strategies to increase the supply of affordable rental housing units, particularly for individuals earning less than 60% AMI.

The Environmental 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:

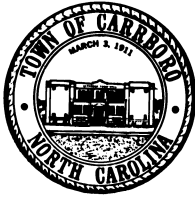
AYES: (4) Brandon, Echart, Schalkoff, Kaufman

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (1) Blanco

Jaura Janway 9-2-21
(For Kathy Kaufman, Chair) (Date)



TOWN OF CARRBORO

Stormwater Advisory Commission

301 West Main Street, Carrboro, North Carolina 27510

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

SEPTEMBER 9, 2021

106 Hill Street – Conditional Rezoning to R-3-CZ

Motion was made by John Cox and seconded by Mike Paul that the Stormwater Advisory Commission (SWAC) recommends that the Town Council not accept the draft ordinance.

VOTE:

AYES: (5)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2)

Associated Findings

By a unanimous show of hands, the Stormwater 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 Mike Paul and seconded by John Cox that the SWAC of the Town of Carrboro finds the proposed map amendment is not consistent with *Carrboro Vision 2020* provisions 2.1, 3.1, 5.22, 5.23, and 5.31 relating to avoidance of adverse effects on public health and safety, nature of development, water, and open space, but is consistent with *Carrboro Vision 2020* provisions relating to Carrboro's support of diverse of housing types and affordable housing goals in provisions 2.52, 3.28, 6.0, 6.11, 6.13 and 6.17, the goals set out in the Town's Affordable Housing Goals and Strategies to increase the supply of affordable rental housing units, particularly for individuals earning less than 60% AMI.

The SWAC also finds that:

- The proposed project does nothing to resolve existing stormwater problems on the site, which may actually present a threat to future residents who are likely to have more limited resources and potentially limited mobility.
- We would encourage the Town to find alternate locations without existing stormwater problems such as those in the adjacent park property.


VOTE:

AYES: (5)

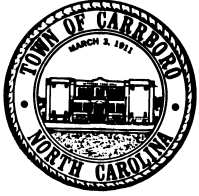
NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (2)


9/13/21

 (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

SEPTEMBER 20, 2021

106 Hill Street – Conditional Rezoning to R-3-CZ

Motion was made by Amy Singleton and seconded by Betty Curry that the AHAC recommends that the Town Council approve the draft ordinance.

VOTE:

AYES: (Heather Nash, Betty Curry, Amy Singleton, Quinton Harper)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (Pam Atwood)

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 Betty Curry and seconded by Amy Singleton that the Affordable Housing Advisory Commission of the Town of Carrboro finds the proposed map amendment is consistent with the goals set out in the Town's Affordable Housing Goals and Strategies to increase the supply of affordable rental housing units, particularly for individuals earning less than 60% AMI, and with *Carrboro Vision 2020*, particularly the following provisions relating to Carrboro's support of diverse of housing types and affordable housing goals:

2.52 The town should continue to require the construction of a diverse housing stock.

3.28 Carrboro encourages a variety of appropriate residential developments – single-family, multi-family, SROs, et cetera – in the downtown especially as part of mixed-use developments.

Goal 6.0 HOUSING: The town should develop a comprehensive housing policy that seeks to provide housing for all of Carrboro's citizens.

6.1 Housing for a Diverse Population

Specifically, this project aligns with these directives:

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

6.13 The town should review all vacant municipally owned land for the purpose of making unneeded tracts available for housing programs.

6.17 The town should interact with non-profit groups that work to provide affordable housing.

Additionally, the AHAC believes that while both affordable housing and stormwater are priorities of the Town, stormwater concerns can be mitigated, but affordable housing is far more difficult to achieve. Other approaches to stormwater mitigation that could be considered are reducing the impervious surfaces, such as removing the parking and/or recreation requirements.

Carrboro needs housing and there is a significant gap in housing affordable to people earning 30% AMI and under. Environmental justice looks like building affordable housing for those earning 30% AMI or under, and not using environmental concerns to further marginalize low-income people from our communities.

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: (Betty Curry, Heather Nash, Amy Singleton, Quinton Harper)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (Pam Atwood)



Quinton A. Harper
(Chair)

September 22, 2021
(Date)



TOWN OF CARRBORO

Economic Sustainability Commission

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

SEPTEMBER 8, 2021

106 Hill Street – Conditional Rezoning to R-3-CZ

Motion was made by Mr. Moracco and seconded by Chair Jessee that the Economic Sustainability Commission recommends that the Town Council approve the draft ordinance.

VOTE:

AYES: (6)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (0)

Associated Findings

By a unanimous show of hands, the Economic Sustainability 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 Chair Jessee and seconded by Mr. Moracco that the Economic Sustainability Commission of the Town of Carrboro finds the proposed map amendment is consistent with *Carrboro Vision 2020*, particularly the provisions relating to Carrboro's support of diverse of housing types and affordable housing goals in provisions 2.52, 3.28, 6.0, 6.11, 6.13 and 6.17, the goals set out in the Town's Affordable Housing Goals and Strategies to increase the supply of affordable rental housing units, particularly for individuals earning less than 60% AMI.

The Economic Sustainability 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: (6)

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (0)


 (Chair) _____ 9/24/21
 (Date)

Christina Moon

From: Alyssa Miserendino <alyssa@alyssamiserendino.com>
Sent: Tuesday, August 31, 2021 8:26 AM
To: Catherine Dorando
Cc: Christina Moon; Conor Tighe
Subject: Re: 106 Hill Street

Dear Tina and Cathy --

Both Conor and I are in support of the PeeWee Homes project at 106 Hill Street.

Our comments/questions below regard concerns and impact to the area due to water draining issues. While we support PeeWee homes, we would like provisions included and/or requirements removed in the new zoning approval of 106 Hill Street that reflects conscious building - Thus, protecting from further water/draining issues in this area.

1. This area can get quite a bit of water after storms (102, 104, 106 plots). [See photo after rain on July 09, 2021 at 5:30pm](#). It doesn't drain well. We are concerned with the amount + distribution of impervious areas being added to 106 (+ old trees being removed, that currently help with drainage through their root systems). As a result - Can parking not be required, on site, or a condition be added to required parking (such as a previous parking surfaces, or limiting parking spaces to what is necessary) to alleviate this problem? From our understanding most tenants at PeeWee Homes do not own cars and thus this is a superfluous city requirement. As owners at 104 and 102 (with one car total), with the lowest lying area around, the construction at 106 will increase water issues based on old tree growth removal + the amount of impervious area being constructed at 106. Broad Street and Hill Street have never been parked full of cars since I have lived here (2019). Baldwin park brings in parked cars, short term, early mornings and nights during park use. My home office window faces Broad Street, a street which remains empty with the exception of Baldwin park use before and after work, or when the city comes to cut the grass at 106.
2. To piggyback on comment #1; can the communal recreational facilities requirement be removed as Baldwin park is directly across the street from 106? Again the concern is a superfluous added impervious surface to 106.
3. Current plans at 106 show a retaining wall and a large amount of landfill being brought in to support Unit 2 and Unit 3 which would further impact drainage issues on 104. The location of the landfill and retaining wall (directly across from pooling water areas, see photo) will further increase standing water in the areas of 104. How is this being addressed? Are there any engineering requirements and provisions included in the zoning requirement to directly address this issue?

Thank you,
 Alyssa Miserendino

On Mon, Aug 30, 2021 at 12:10 PM Alyssa Miserendino <alyssa@alyssamiserendino.com> wrote:
 Thank you both.

On Mon, Aug 30, 2021 at 12:04 PM Catherine Dorando <CDorando@townofcarrboro.org> wrote:

Hi and thank you! You can send comments to me or email them directly to the Town Council at council@townofcarrboro.org

Thanks so much,

Cathy

Cathy Dorando, MPA, MMC

Town Clerk

301 West Main Street

Carrboro, NC 27510

919.918.7309

www.townofcarrboro.org

Town of Carrboro, NC Website - <http://www.townofcarrboro.org>

E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Christina Moon

Sent: Monday, August 30, 2021 12:00 PM

To: 'Alyssa Miserendino' <alyssa@alyssamiserendino.com>

Cc: Conor Tighe <ctight@gmail.com>; Catherine Dorando <CDorando@townofcarrboro.org>

Subject: RE: 106 Hill Street

Dear Alyssa,

Good morning. Please send comments via email to myself and/or to the Town Clerk, Cathy Dorando (copied).

With regard to the joint advisory board meeting this Thursday, September 2nd, please use the link below.

Thanks very much,

Tina

Christina R. Moon

Planning Administrator

Town of Carrboro

301 West Main Street

Carrboro, NC 27510

(919)-918-7325

Hello,

Please use the following link to join the Planning Board meeting, September 2, 2021 at 7:30 PM.

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://townofcarrboro.zoom.us/j/84364759171?pwd=VlFnTzhwTy9nQnB0UmlCeHhGQm9qUT09>

Passcode: 050466

Or One tap mobile:

+19294362866,,84364759171# US (New York)

+13017158592,,84364759171# US (Washington DC)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 843 6475 9171

International numbers available: <https://townofcarrboro.zoom.us/j/84364759171?pwd=VlFnTzhwTy9nQnB0UmlCeHhGQm9qUT09>

From: Alyssa Miserendino <alyssa@alyssamiserendino.com>

Sent: Monday, August 30, 2021 10:43 AM

To: Christina Moon <CMoon@townofcarrboro.org>

Cc: Conor Tighe <ctight@gmail.com>

Subject: 106 Hill Street

Hi there Tina,

Nice to meet you on Saturday morning.

Could you add Conor and myself to Thursday's meeting? This is a zoom mtg, correct?

Could you share with us, where comments regarding 106 PeeWee homes can be directed to? or will we learn on Thursday about this? Searching the townofcarrboro site I only see input for traffic and bike issues.

Thank you,

Alyssa

--

--

Alyssa Miserendino

www.alyssamiserendino.com

cellular +1 773 800 1175

skype skypealyssa

--

--

Alyssa Miserendino

www.alyssamiserendino.com

cellular +1 773 800 1175

skype skypealyssa

--
--

Alyssa Miserendino

www.alyssamiserendino.com

cellular +1 773 800 1175

skype skypealyssa

Christina Moon

From: BJ and Jim Higgins <bjjhiggins@msn.com>
Sent: Monday, August 30, 2021 11:23 AM
To: Christina Moon
Subject: Re: Pee Wee Homes

I understand the need to elevate, but think the site is very wet and liable to flood or to develop mold. In the long run, the homes will be wet and moldy. Sorry,
Barbara Higgins

From: Christina Moon <CMoon@townofcarrboro.org>
Sent: Monday, August 30, 2021 10:44 AM
To: 'BJ and Jim Higgins' <bjjhiggins@msn.com>
Subject: RE: Pee Wee Homes

Good morning,

Thanks for your email. We will share your concerns with the applicant.

The proposal is for the homes to be elevated such that the finished floor elevation would be about two feet above the curb line.

Thanks,

Tina

Town of Carrboro, NC Website - <http://www.townofcarrboro.org>

E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: BJ and Jim Higgins <bjjhiggins@msn.com>
Sent: Thursday, August 26, 2021 9:46 AM
To: Christina Moon <CMoon@townofcarrboro.org>
Subject: Pee Wee Homes

I think the small homes are a great idea, but the location that you have chosen is a frequently-flooded area. My business is up Lloyd Street--whenever there is a heavy rain, water pours down the hill and onto that grassy area. It is frequently under a couple of inches of water during a very heavy downpour. I think you need to choose another location, preferably not in an area that is prone to flooding. Otherwise, this well-intentioned project will be a waste of money.

Barbara Higgins
The Clay Centre
402 Lloyd Street

Carrboro
919-967-0314