

**AGENDA
CARRBORO BOARD OF ALDERMEN
TUESDAY, FEBRUARY 8, 1994
7:30 P.M., TOWN HALL BOARD ROOM**

Approximate Time*

7:30 - 7:35 A. APPROVAL OF MINUTES OF PREVIOUS MEETING: January 25, 1994

7:35 - 7:45 B. RESOLUTIONS, PROCLAMATIONS AND CHARGES

7:45 - 7:55 C. REQUESTS FROM VISITORS AND SPEAKERS FROM THE FLOOR

D. REQUEST TO SET PUBLIC HEARING

(1) Conditional Use Permit Request/Virginia Pollitzer

7:55 - 8:00 Virginia Pollitzer and Michael Hughes have applied for a
NP conditional use permit that would allow the construction
 of 26 single-family units on 16.16 acres of land located
 north of the Cates Farm Subdivision and south of the
 Wexford Subdivision. The administration recommends that
 a public hearing be scheduled for February 22, 1994.

E. PUBLIC HEARING

8:00 - 9:00 (1) Conditional Use Permit Request/Bel Arbor Subdivision
P/15

Philip Post and Associates, Inc. has applied for a
conditional use permit that would allow for the
construction of an architecturally integrated subdivision
(30 single-family detached units) on 8.259 acres located
on Hillsborough Road near Dillard Street. The
administration recommends approval of the conditional use
permit with conditions.

9:00 - 9:10 BREAK

F. OTHER MATTERS

9:10 - 9:25 (1) Revolving Loan Fund Request/Star Child Clothing Store
P/5

The purpose of this item is to provide the final review
and consideration for approval of a loan request for Star
Child Clothing Store for \$15,000.

9:25 - 9:45 (2) TAB Report on Connector Roads Plan for the Transition Area
P/5

Pursuant to the Board of Aldermen's request, the
Transportation Advisory Board has created a Connector
Roads Plan Concept for the Northern Transition Area in
the form of a resolution as well as conceptual routing of

the roads. The TAB is recommending that the Board adopt the resolution to adopt the connector roads plan concept for the Carrboro Northern Transition Area.

9:45 - 10:00
P/5

(3) Discussion of Town Attorney's Report on Reporting Campaign Contributions

Existing state law that requires the disclosure of political campaign contributions does not apply to jurisdictions of less than 50,000 population. Alderman Nelson raised the question of whether the Town of Carrboro should seek special legislation, similar to that obtained by the Town of Chapel Hill in 1987, making this state law applicable to the Town of Carrboro. This item is before the Board for consideration of whether the Board wishes to seek such special legislation.

10:00 - 10:10
P/5

(4) Resolution Requesting Approval from the Local Government Commission for the Town to Use Sales Tax Revenues for Purposes Other Than Water and Sewer Facilities

The town must set aside a portion of its sales tax receipts for water and sewer capital needs unless we obtain a waiver from the Local Government Commission. The administration has prepared a resolution petitioning the Local Government Commission to extend our present exempt status.

10:10 - 10:15
NP

(5) Appointments to Boards

There are terms on all advisory boards expiring in February, 1994. Those whose terms are expiring were contacted to determine their interest in being reappointed. In addition, these seats were advertised. The Chairs were contacted and their recommendations are attached for the Board's consideration.

10:15 - 10:25 G. MATTERS BY MANAGER

10:25 - 10:35 H. MATTERS BY TOWN ATTORNEY

10:35 - 10:45 I. MATTERS BY BOARD MEMBERS

*The times listed on the agenda are intended only as general indications. Citizens are encouraged to arrive at 7:30 p.m. as the Board of Aldermen at times considers items out of the order listed on the agenda.

AGENDA ITEM ABSTRACT

MEETING DATE: February 8, 1994

SUBJECT: REQUEST TO SET A PUBLIC HEARING ON FEBRUARY 22, 1994 FOR THE POLLITZER SUBDIVISION

DEPARTMENT: Planning	PUBLIC HEARING: YES <u>x</u> NO <u> </u>
Attachment(s):	
Location Map	For Information Contact: Wayne King, Zoning Development Specialist 968-7712 Roy Williford, Planning Director 968-7714
The Following information is provided:	
(x) Background	(x) Action Requested
() Alternative	(x) Analysis
	(x) Recommendation

BACKGROUND:

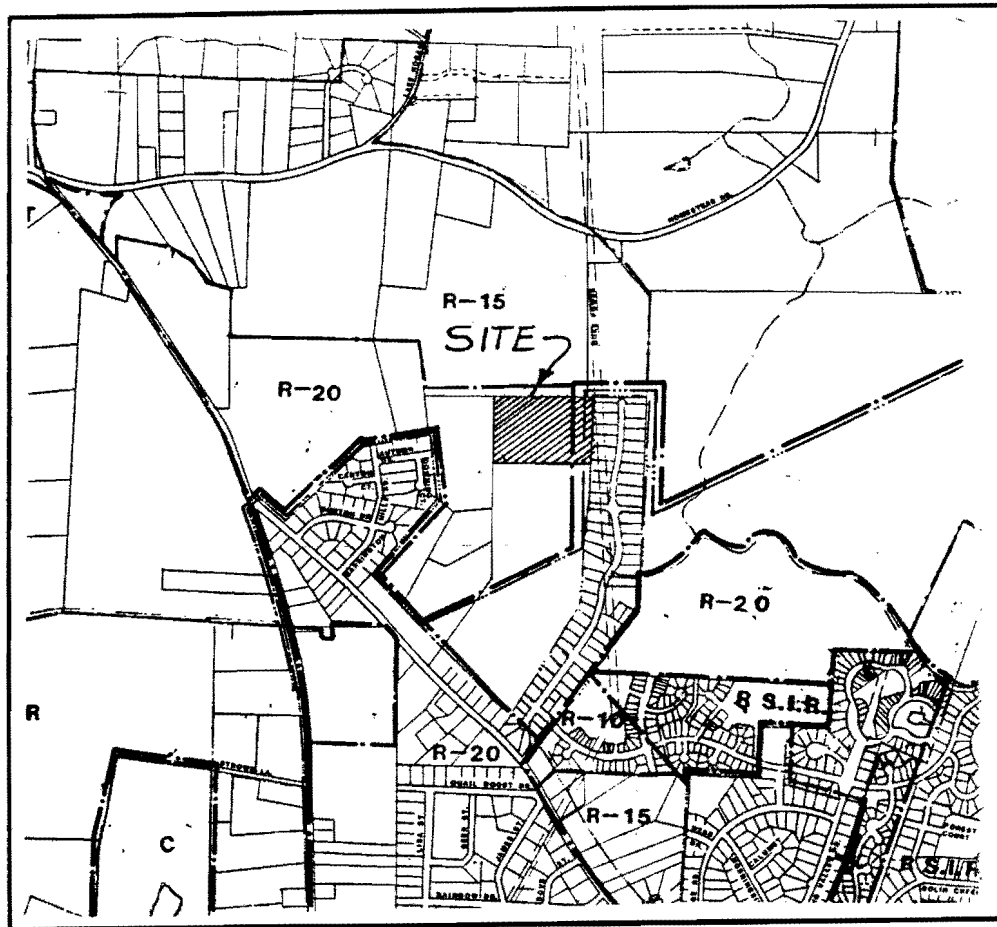
Virginia M. Pollitzer and Michael Hughes have applied for a Conditional Use Permit that would allow the construction of 26 single family units on a 16.16 acres tract of land located north of Cates Farm Subdivision and south of Wexford Subdivision. The parcel is identified as Tax Map 108, Lot 7A and is Zoned R-15.

ACTION REQUESTED: To Set A Public Hearing**ANALYSIS:**

The Board of Aldermen must hold a public hearing for public input in consideration of a Conditional Use Permit.

RECOMMENDATION:

The Administration recommends that a public hearing be set for **February 22, 1994.**



LOCATION MAP

Scale 1"=1200'
Approximate

Owner :

Virginia M. Pollitzer
108 Autumn Drive
Chapel Hill, NC 27516
(919) 929-9866

Engineer :

Michael M. Hughes, P.E.
126 Cobblestone Drive
Chapel Hill, NC 27516
(919) 967-2800

BOARD OF ALDERMEN
AGENDA ITEM ABSTRACT

ITEM NO. E(1)

MEETING DATE: February 8, 1994

SUBJECT: Consideration of a CUP that would allow a 30 unit AIS,
Bel Arbor Subdivision

DEPARTMENT: Planning	PUBLIC HEARING: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>						
Attachment(s): Staff Report Reduced Site Plans Advisory Boards Recommendation CUP Worksheet	For Information Contact: Wayne King 968-7712 Roy Williford 968-7714						
<p>The following information is provided:</p> <table style="width: 100%;"><tr><td style="width: 33%;">(x) Background</td><td style="width: 33%;">(x) Action Requested</td><td style="width: 33%;">() Analysis</td></tr><tr><td>() Alternative</td><td>(x) Recommendation</td><td></td></tr></table>		(x) Background	(x) Action Requested	() Analysis	() Alternative	(x) Recommendation	
(x) Background	(x) Action Requested	() Analysis					
() Alternative	(x) Recommendation						

BACKGROUND

Philip Post and Associates, Inc. has applied for a Conditional Use Permit that would allow for the construction of an architecturally integrated subdivision (30 single-family detached units) on 8.259 acres. The property is zoned R-10 and is located on Hillsborough Road near Dillard Street. The parcels are identified as Tax Map 107.B.21A (portion), Tax Map 107.B.21D, and Tax Map 107.B.21E. The minimum lot indicated on the plans will be 5,755 square feet and the maximum lot size indicated on the plans will be 9,700 square feet.

ACTION REQUESTED

Consideration of a conditional use permit.

RECOMMENDATIONS

Staff recommends approval of the project as presented with the following conditions:

- 1) That prior to the final plat the staff and the Town Attorney approve the homeowners documents and notations on the plat;
- 2) That the total number of lots be reduced from 30 to 28 lots and the square footage of the lots be added to the open space allotment. As a suggestion, staff recommends that lots 26 and 27 be eliminated.
- 3) That the Homeowners Association will be responsible for construction and all associated maintenance of the walkways from the streets to the recreation areas that will be constructed across the street rights of way.

STAFF REPORT

TO: Board of Aldermen

DATE: February 8, 1994

SUBJECT: Bel Arbor - Conditional Use Permit

APPLICANT: Philip Post and Associates, Inc.
401 Providence Road
Suite 200
Chapel Hill, NC 27514

PURPOSE: To allow an Architecturally Integrated Subdivision (30 units)

EXISTING ZONING: R-10 (Residential)

TAX MAP NUMBER: Tax Map 107.B.21A (portion), 107.B.21D, 107.B.21E.

LOCATION: 609 Hillsborough Road, North Of Dillard Street.

SIZE: 8.259 acres, 359,755 Square Feet

EXISTING LAND USE: Vacant

SURROUNDING LAND USE: North R-20 and R-10 Single-family
South R-10 Single-family
East R-10 Single-family
West R-20 and R-10 Single-family

ZONING HISTORY: 1973 to present zoned R-10

PARTICULARLY RELEVANT ORDINANCE SECTIONS

<u>Section 15-187</u>	<u>Architecturally Integrated Subdivisions</u>
<u>Section 15-196</u>	<u>Active Recreational Areas and Facilities Required</u>
<u>Section 15-203(a)</u>	<u>Fees in Lieu of Active Recreational Areas and Facilities in Usable Open Space</u>
<u>Section 15-210</u>	<u>Streets and Sidewalks</u>
<u>Section 15-220</u>	<u>Public Streets and Private Roads in Subdivisions</u>
<u>Section 15-290</u>	<u>Parking</u>

BACKGROUND

Philip Post and Associates, Inc. has applied for a Conditional Use Permit that would allow for the construction of an architecturally integrated subdivision (30 single-family detached units) on 8.259 acres. The property is zoned R-10 and is located on Hillsborough Road near Dillard Street. The parcels are identified as Tax Map 107.B.21A (portion), Tax Map 107.B.21D, and Tax Map 107.B.21E. The minimum lot indicated on the plans will be 5,755 square feet and the maximum lot size indicated on the plans will be 9,700 square feet.

SPECIAL INFORMATION

Bel Arbor is planned by the developer to be a pedestrian oriented residential community of 30 single-family detached units. The subdivision will be marketed at people seeking a house on a small lot in an area that will accommodate walking traffic. The applicant wishes to lessen traffic within the subdivision by not connecting to surrounding streets and ensuring a safe place for residents to walk. The main entry will be via a one hundred foot wide section of this property that connects at 609 Hillsborough Road. This property contains many large trees through out the whole of the property and the applicant has considered these trees in the design. He wishes to create a new subdivision with the feel of an older established neighborhood. Using the provisions of the architecturally integrated subdivision section (15-187) of the Carrboro Land Use Ordinance the units will impact the entire site less than traditional large lot development. The applicant has shifted the houses forward on the lots and created a front setback of fifteen feet. A shift in the front setback will allow the developer to move the houses closer to the street and to lessen the impact to surrounding property owners. The majority of the surrounding land is subdivided into single-family subdivisions.

Streets

The property will be serviced by streets constructed to public standards that will be accepted into the Carrboro public street system. Street "A" will be constructed to a subcollector standards with a sixty foot public right of way. Street "B" will be constructed to a local street standard and will have a fifty foot public right of way. Street "C" will be constructed to public street standards. The Transportation Advisory Board made the recommendation to the Board that the applicant either construct a second entry point or that the streets be private with the understanding that the homeowner's association will maintain the streets in perpetuity. The applicant has added a fifteen foot wide bicycle and pedestrian easement that will connect with the easement

Bel Arbor, Public Hearing, 2-8-94

that aligns with Phipps Street between lots thirteen and fourteen. Pedestrian access will be provided via a four foot wide sidewalk around the entire site. The sidewalk will be constructed eighteen inches behind the curb on the internal portion of the streets within the subdivision. The applicant is only required by the Land Use Ordinance to supply a sidewalk on one side of each of the streets but has chosen to place a sidewalk on both sides of the streets. The Public Works Department has requested that the joint drives be placed on the lot lines and that the drives be constructed at twenty four feet wide, twelve feet on each lot from the property line. However, the Land Use Ordinance does not require the larger driveway aprons. The applicant has shown the joint driveways at fifteen feet on the plan sheets but has noted on the legend that the joint driveways will be eighteen feet wide. Street names have not been chosen as of yet, but must be chosen prior to construction plan approval.

Utilities

The applicant has had a sewer line that exists on the site TV inspected as per OWASA request and the inspection has determined that no active or existing service line connections were found in this section. The applicant wishes to abandon this section of line and relocate the line within the subdivision.

Open Space

As a general recommendation, the Town will prefer that open space not be stretched along the rear portions of lots as is done in this subdivision for new subdivisions that arise. A better use of open space is to place more square footage in a single area in one block that will accommodate the open space requirement. A portion of the open space area will be set aside as active recreational area to accommodate the recreational facilities. In staff's judgement, the applicant does not have the total number of square feet of open space that is required by the Land Use Ordinance within this proposal. (see Mike Brough's memo, attached) A deficit of 20,607 square feet exists on the submitted plans. The required total square feet for open space is 88,093 square feet. The Board may either accept the plan as proposed considering section 15-202, Flexibility in Administration Authorized of the Land Use Ordinance, the permit issuing authority may allow deviations from these standards or require that the applicant provide the required open space by elimination of two lots and thus reduce the total number of lots to twenty eight.

Recreation

In an attempt to satisfy the requirements of the Land Use Ordinance, the applicant will provide a gazebo, two bench swings,

Bel Arbor, Public Hearing, 2-8-94

play/fitness stations, two benches, a picnic table, pedestrian path, and an arbor area. The applicant wishes to use the sidewalk area that is to be placed outside the required sidewalk area to satisfy part of the recreation point system. The Recreation Director has requested that a payment-in-lieu not be an option of this subdivision.

Setbacks

The lot setbacks have been shown by the developer on the plans as submitted and will be established by the final plat. However, the developer will have met the surrounding zoning setback requirements on the external property line of this property.

RECOMMENDATIONS

Staff recommends approval of the project as presented with the following conditions:

- 1) That prior to the final plat the staff and the Town Attorney approve the homeowners documents and notations on the plat;
- 2) That the total number of lots be reduced from 30 to 28 lots and the square footage of the lots be added to the open space allotment. As a suggestion, staff recommends that lots 26 and 27 be eliminated.
- 3) That the Homeowners Association will be responsible for construction and all associated maintenance of the walkways from the streets to the recreation areas that will be constructed across the street rights of way.

120 750

MICHAEL B. BROUGH & ASSOCIATES

MEMORANDUM

TO: Roy Williford

FROM: Michael B. Brough *MBB*

DATE: January 18, 1994

RE: Interpretation of 15-187(c)

You have asked me to interpret subsection 15-187(c) as it applies to the Bel Arbor subdivision, which is on "architecturally integrated subdivision." That subsection reads:

To the extent reasonably practicable, in residential subdivisions the amount of land 'saved' by creating lots that are smaller than the standards set forth in Section 15-181 shall be set aside as usable open space.

In this subdivision, which is located in an R-10 district, the developer proposes lots that average 7,000 square feet in size. The question is how much of the land "saved" by dropping the lot sizes from 10,000 to 7,000 must be set aside as usable open space.

Section 15-187 must be read in context with section 15-186, "cluster subdivisions." This section allows lot sizes to be reduced by 25% but specifically requires that all of the land "saved" (i.e., the difference between the standard minimum and the size of each lot) be set aside as usable open space.

Section 15-187 does not contain an identical requirement because of the anticipated nature of architecturally integrated subdivisions. When this section was written, it was contemplated that it would be used primarily as a way to develop townhomes, cluster homes, or similar residential developments where the lot sizes barely exceed the building envelopes. A certain "density bonus" was intended to be inherent in an A.I.S. because allowable density is determined "up front" by dividing the total tract size by the minimum square footage per dwelling unit, leaving the developer free to locate the permissible number of units in any configuration. In contrast, in a development with larger minimum lot sizes, density cannot be determined until lots are actually laid out on a plat. But the architecturally integrated subdivision could not work

as intended if all of the open space saved by lot size reduction had to be consolidated into open space.¹ That is why subsection 15-187(c) only requires this to be done "to the extent reasonably practicable." However, as originally contemplated, an A.I.S. was expected to be developed with such small lot sizes that at least 50% of the development would remain as open space in any event.

As the ordinance has evolved, the town has allowed architecturally integrated subdivisions to be developed with larger lots, where the developer simply shows a building envelope, thereby in effect creating his own setbacks. Architecturally integrated subdivisions have thus become more like cluster subdivisions, with somewhat smaller lot sizes.

The Bel Arbor subdivision highlights the problem this creates in terms of the open space requirements. If the subdivision in question were a cluster subdivision, containing lots not smaller than 7,500 square feet, then the minimum open space requirement would be equal to about 2,500 square feet per lot. Obviously, it was not contemplated that a developer could, by simply dropping the minimum lot size to 7,000 square feet and drawing setback lines, avoid the obligation to consolidate the land "saved" into open space. The phrase "to the extent reasonably practicable" provides some flexibility here,² but it must be interpreted in the context of what it sought to accomplish.

To avoid this problem in the future, perhaps the ordinance should be amended to make the open space requirements applicable to cluster subdivisions also applicable to architecturally integrated subdivisions unless the lot sizes in the A.I.S. are reduced to less than 50% of the standard minimum. Alternatively, density in an A.I.S. could be determined by first subtracting 15% of the overall tract size for roads and then dividing the remainder by the minimum square footage per dwelling unit. I suggest that this be considered as part of the open space evaluation now being undertaken by the Board.

¹As noted above, maximum density in an A.I.S. is determined by dividing the total tract size by the minimum square footage per dwelling unit. So, for example, in an R-10 zone, on a 100,000 square foot tract, ten units are permissible. But if each dwelling is placed on a 3,000 square foot lot, and the remaining 7,000 per lot placed in open space, this leaves no room for streets. Thus, some of the land saved by lowering lot sizes must be used for streets.

²Additional flexibility is provided by section 15-202, which allows the permit issuing authority to authorize deviations from the open space standards when the circumstances warrant it.

PLANNING BOARD RECOMMENDATION

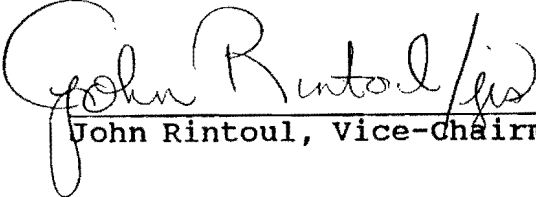
January 07, 1994

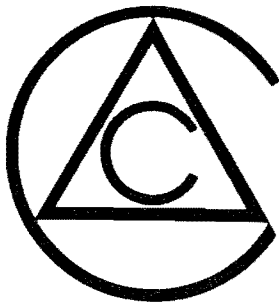
BEL ARBOR/CONDITIONAL USE PERMIT REQUEST

MOTION WAS MADE BY SUSAN RODEMEIR AND SECONDED BY M.C. RUSSELL THAT THE PLANNING BOARD RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT FOR THE BEL ARBOR SUBDIVISION WITH THE FOLLOWING CONDITIONS:

1. That prior to the final plat, the staff and the town attorney approve the homeowners documents and notations on the plat.
2. That, if recreation equipment is deemed necessary or required, at the discretion of the developer any recreation equipment may be "age-neutral".

VOTE: AYES 6 (Russell, Rodemeir, Rintoul, Leonard, Efird, Cheek);
NOES 0; ABSENT/EXCUSED 3 (Richardson, Lackey, High).

 01/09/94
John Rintoul, Vice-Chairman (date)



Carrboro Appearance Commission

RECOMMENDATION

Thursday, January 6, 1994

Philip Post and Associates, Inc. has requested a conditional use permit that would allow an architecturally Integrated Subdivision (single family detached units) to be constructed on 8.259 acres. This subdivision is to be located off of Hillsborough Road at 609 Hillsborough Road.

Ann Leonard moved that the project (Bel Arbor) be approved as presented with the following recommendations:

1. That on the whole, open space better serves citizens if open space is provided in a large cluster and is dedicated as a usable unit or visually accessible/open area within the subdivision. Thus creating a sense of a park-like, pedestrian setting. Long linear space along the rear property lines of lots does not contribute to an overall community sense of open space;
2. That curb cuts should be kept to a minimum number and width where possible;
3. That if the 20,000 square feet of open space discussed in staff presentation is required by the Land Use Ordinance...Then it should be provided on site.

Mary Cameron seconded the motion. The vote was: Ayes, four (4), Giles Blunden, Mary Cameron, Ann Leonard, Wendy Wenck; Noes, Zero (0); Absent/Excused four (4), John Dunkle, John Van Fleet, Marobeth Ruegg, and Liz Sherouse, and Liaison, Jay Bryan.

Giles Blunden by Wayne King
Giles Blunden, Chair person

1/12/94
date

TRANSPORTATION ADVISORY BOARD

RECOMMENDATION

January 6, 1994

Ms. Heidi Perry made a motion that the TAB recommends to the Board of Aldermen that this project be approved; but with the following additions: (1) that an open space be added between lots 24 and 23 and between lots 29 and 30; and that a walkway be constructed there to connect the cul-de-sac of "Street B" to "Street A". (2) That the "local" street in this development have on-street parking limited to one side. (3) That the easement between lots 13 and 14 be dedicated to the Town to allow the construction of a pedestrian walkway or bikeway now or in the future to connect this neighborhood to the easement that connects to Simpson Street (Phipps Street Extension). We understand from the developer that this nor a road was not considered due to the fact that it would cross the stream buffer, but we feel that at the very least a pedestrian walkway and/or bikeway would be of benefit to the occupying and surrounding neighbors if it does not comprise the stream buffer. The TAB would also like to express its disappointment at the absence of a second connection on the plans that would connect this development (Bel Arbor) to the existing easement (the Phipp Street Extension onto Simpson). As Option B the TAB would offer that the Board of Aldermen can ignore all of the above recommendations provided that the proposed streets are to remain private in perpetuity and maintenance responsibility transferred to the homeowners association upon completion. Mr. Neal Mochel seconded the motion.

Mr. Zaffron made a friendly amendment to the motion stating: The road into the subdivision will be designated as "private"; and signage will be posted to that effect at the entrance to the subdivision. Present and future residents of Bel Arbor will have in writing a contract specifying their specific duties in the cost and maintenance to their housing units; precluding any aspect of road improvements as well as road dedication to the Town. Mr. Neal Mochel also seconded the motion amendment

VOTE: Ayes(Laudati, Mochel, E. Perry, H. Perry, Zaffron)

Noes(None)

NOISING DIVISION
TOWN OF BEL ARBOR

JAN 25 1994

RECEIVED

BEL ARBOR SUBDIVISION

JOINT REVIEW SUMMARY

Thursday, January 6, 1994

- AC 1. That on the whole, open space better serves citizens if open space is provided in a large cluster and is dedicated as a usable unit or visually accessible/open area within the subdivision. Thus creating a sense of a park-like, pedestrian setting. Long linear space along the rear property lines of lots does not contribute to an overall community sense of open space.
- AC 2. That curb cuts should be kept to a minimum number and width where possible.
- AC 3. That if the 20,000 square feet of open space discussed in staff presentation is required by the Land Use Ordinance...Then it should be provided on site.
- PB,AC,S 4. That prior to the final plat, the staff and the town attorney approve the homeowners documents and notations on the plat.
- AC,S 5. That the applicant set aside recreation area versus open space area and that the applicant add a minimum of ten per cent of the total recreational points for children under the age of twelve. That the applicant clarify the point system calculation by stating each item, land area for each, and the actual specification of facilities within each.
- THE ABOVE ITEM NUMBER 5 HAS BEEN COMPLETED AND IS REMOVED FROM THE CURRENT STAFF REPORT.**
- PB 6. That, if recreational equipment is deemed necessary or required, at the discretion of the developer that any recreational equipment may be "age-neutral".
- TAB 7. That the TAB recommends to the Board of Alderman that this project be approved; but with the following addition: (1) that an open space be added between lots 24 and 23 and between lots 29 and 30; and that a walkway be constructed there to connect the cul-de-sac of "Street B" to "Street A". (2) That the "local" street in this development have on-street parking limited to one side. (3) That the easement between lots 13 and 14 be dedicated to the Town to allow the construction of a pedestrian walkway or bikeway now or in the future to connect

this neighborhood to the easement that connects to Simpson Street (Phipps Street Extension). We understand from the developer that this nor a road was not considered due to the fact that it would cross the stream buffer, but we feel that at the very least a pedestrian walkway and/or bikeway would be of benefit to the occupying and surrounding neighbors if it does not comprise the stream buffer. The TAB would also like to express its disappointment at the absence of a second connection on the plans that would connect this development (Bel Arbor) to the existing easement (the Phipp Street Extension onto Simpson). As Option B the TAB would offer that the Board of Alderman can ignore all of the above recommendations provided that the proposed streets are to remain private in perpetuity and maintenance responsibility transferred to the homeowners association upon completion.

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CONDITIONAL OR SPECIAL USE PERMIT WORKSHEET

I. COMPLETENESS OF APPLICATION

- ☐ The application is complete.
- ☐ The application is incomplete: _____

II. COMPLIANCE WITH THE ORDINANCE REQUIREMENTS

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

III. CONSIDERATION OF PROPOSED CONDITIONS

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

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

IV. GRANTING THE APPLICATION

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

WORKSHEET: CONDITIONAL/SPECIAL USE PERMIT (cont'd)

V. DENYING THE APPLICATION

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

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

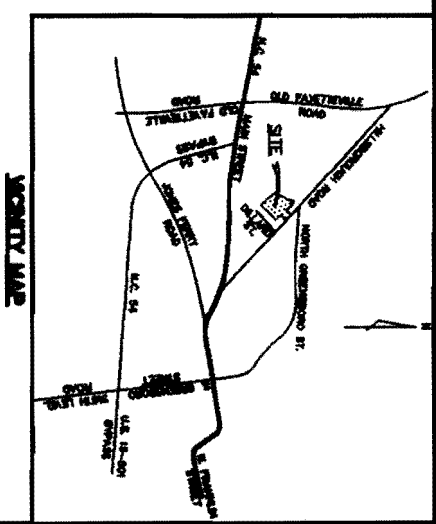
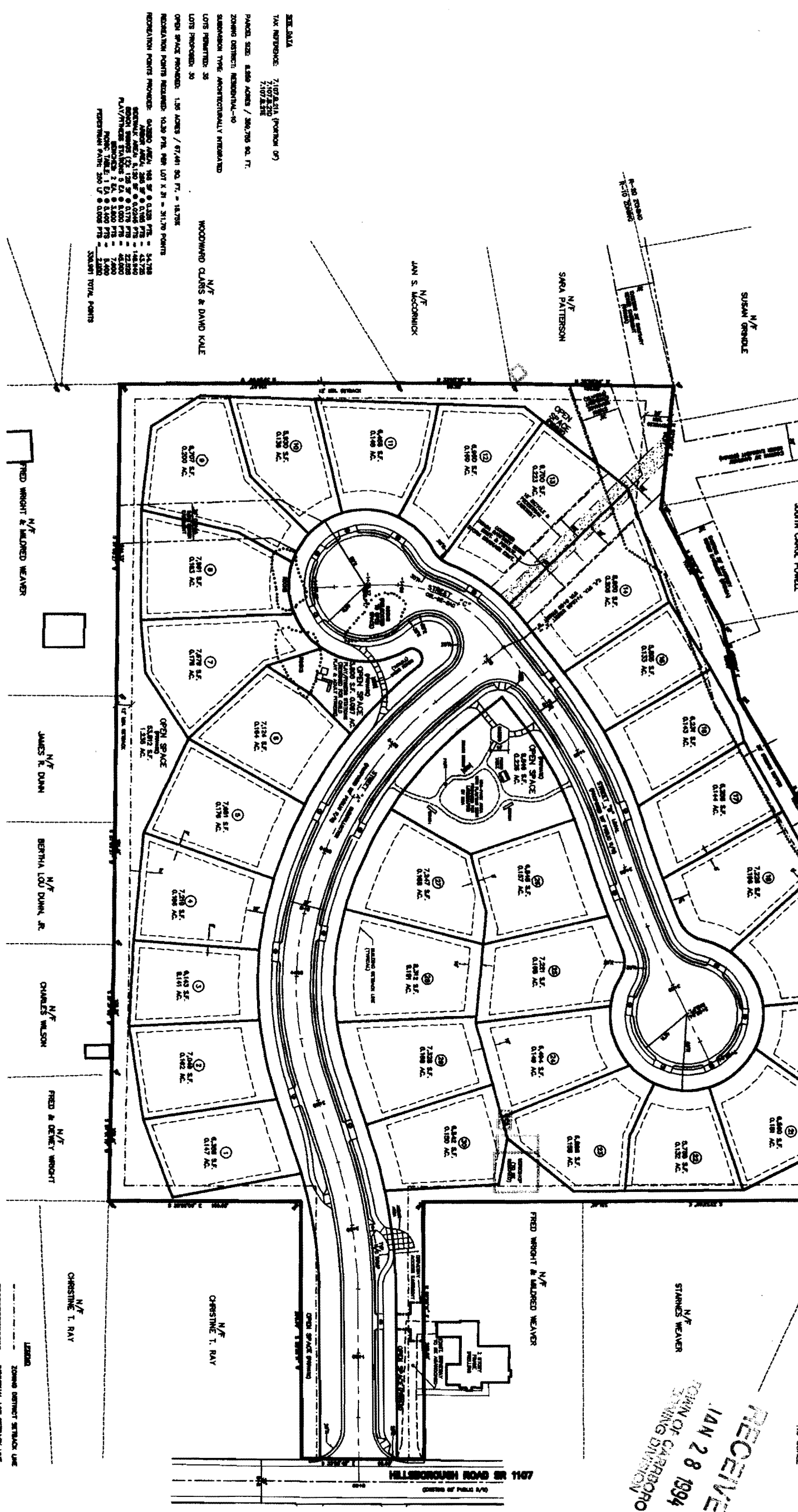
2. Will substantially injure the value of adjoining or abutting property for the following reasons:

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

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

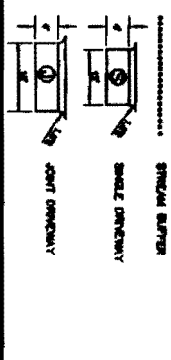
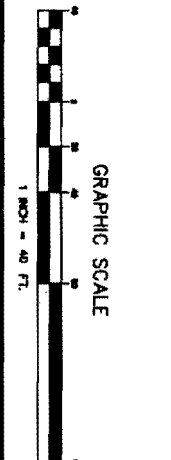
SHEET INDEX

SHEET #	TITLE
0-1	PRELIMINARY PLAT / SITE PLAN
0-2	GRADING & DRAINAGE PLAN
0-3	UTILITY PLAN
0-4	SITE DETAILS
0-5	STREET "A" PLAN / PROFILE
0-6	STREET "B" PLAN / PROFILE
0-7	SANITARY SEWER PLAN / PROFILE
L-1	TREE PROTECTION & LANDSCAPE PLAN



GENERAL NOTES:

1. EXISTING SETBACKS AND R.O.D. BETWEEN LOTS 25 AND 30 SHALL BE REMOVED.



DATE:
CLARK BARNES COMPANY
302 N. WEAVER STREET
CARRBORO, NC 27509

REVISIONS

DATE	REVISION
12/21/83	CARRBORO REVIEW COMMENTS
1/6/84	CARRBORO REVIEW COMMENTS
1/16/84	BICYCLE/PEDESTRIAN EASEMENT, ADDITIONAL FACILITIES FOR OPEN SPACE, DRIVE EASEMENT TO WRIGHT/WEAVER HOUSE

SCALE: 1" = 40'
DRAWN BY: MCM
CHECKED BY: PJP
DATE: 10-18-83
PROJECT NO.: 81308A
DRAWING NO.: A3023P02

PRELIMINARY PLAT / SITE PLAN

DEL ARBOR SUBDIVISION

TOWN OF CARRBORO ORANGE COUNTY, NC.

PHILIP POST & ASSOCIATES

401 Providence Road
Chapel Hill, NC 27514
(919)929-1173
463-2600 - 850-0662
822 North Elm Street
Greensboro, NC 27401
(919)273-7711

[illegible]

RECEIVED
JAN 28 1994
TOWN OF CHATHAM
ZONING DEPT

**ENGINEERS
PLANNERS
SURVEYORS**



401 Providence Road
Chapel Hill, NC 27514
(919)829-1173
483-2800 • 800-8982
822 North Elm Street
Greensboro, NC 27401
(919)273-7711

TOWN OF CARBORO ORANGE COUNTY, N.C.

SCALE 1" = 40'
DRAWN BY: HJM
CHECKED BY: PJP
DATE: 11/08/83
PROJECT NO. B1308A
DRAWING NO. A302SP02

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DATE: 11/08/83 BY: PJP Pelly Post and Associates, Inc.

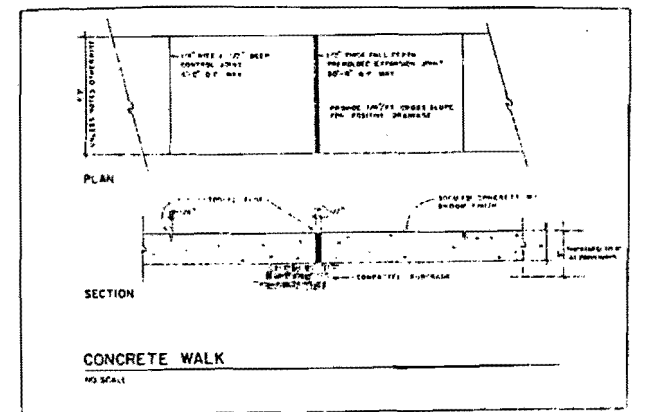
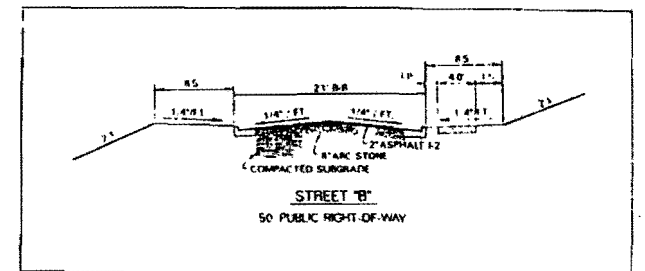
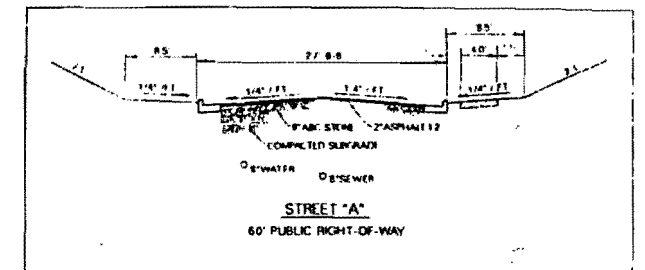
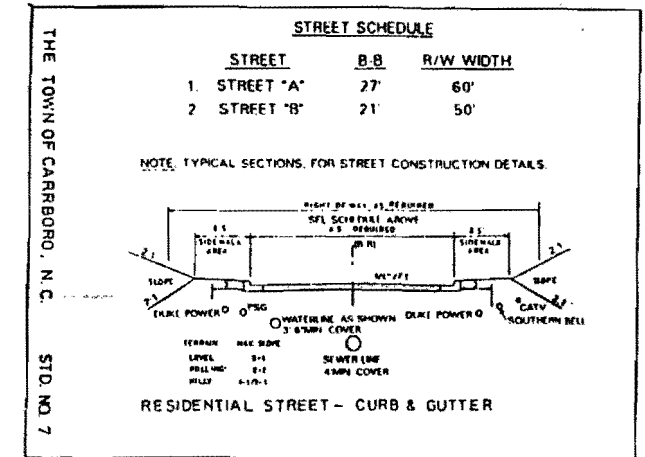
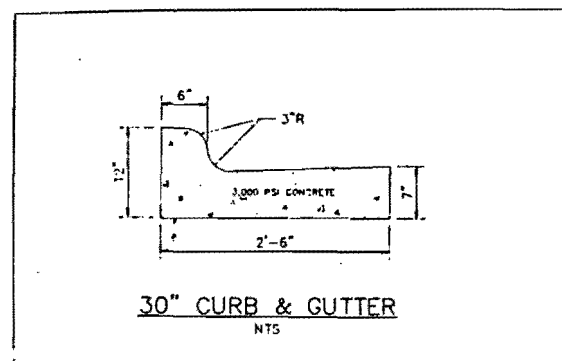
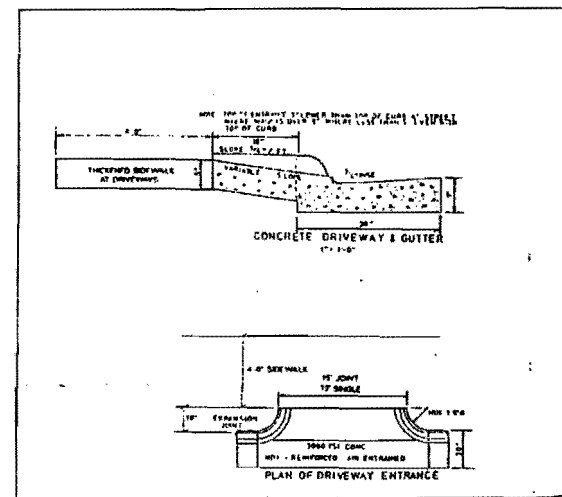
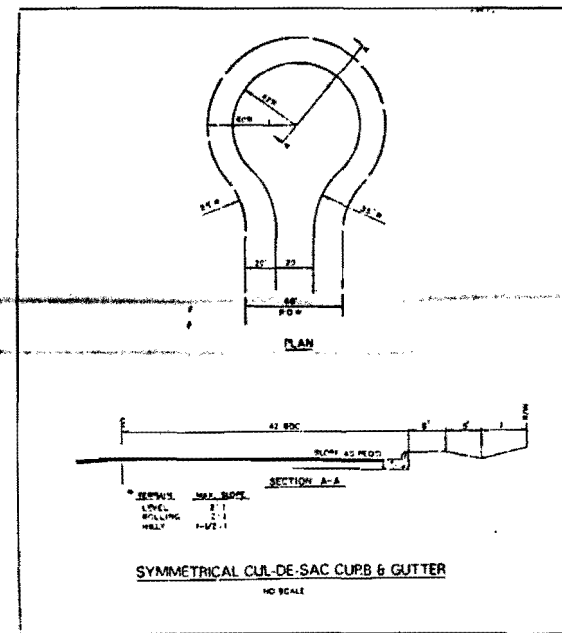
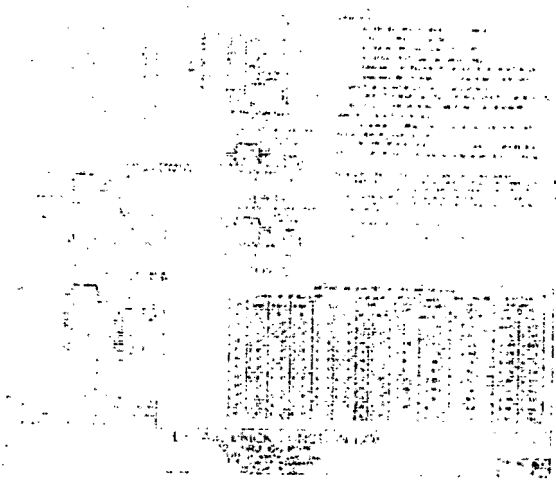
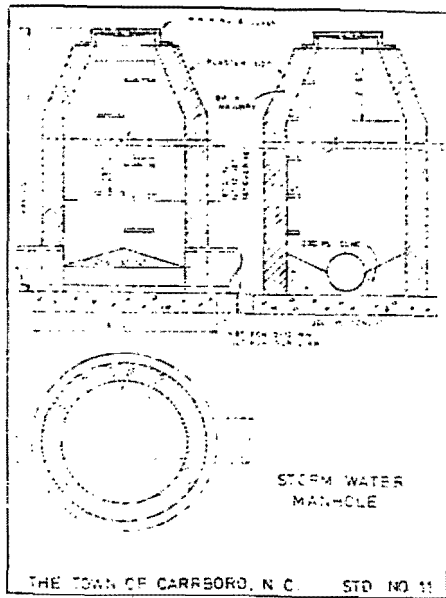
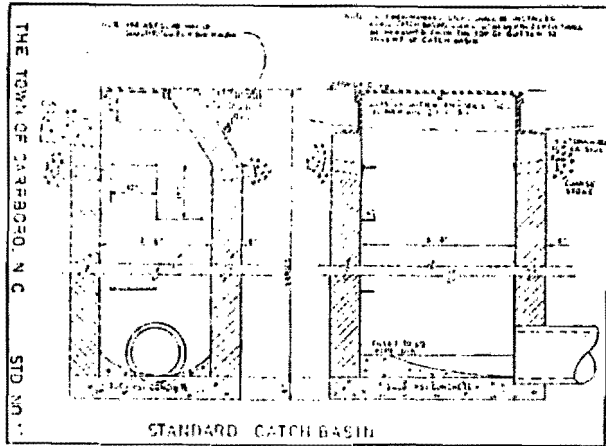
REVISIONS  11/18/83 DRAINAGE SCHEDULE, E/C WEASURED
 12/21/83 DRAINAGE REVIEW COMMENTS

EXISTING CONTROL (2' INTERVAL)
PROPOSED CONTROL (2' INTERVAL)
PROPOSED STEEL BEAM LIFT WITH
TYPICAL BRACE, PLATED-CHORD BRIDGE,
AND GROUND BEAM

CLARK BLISS COMPANY
200 W. WILSON STREET
CHANDLER, N.C. 27815

NET 6-2

1



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JAN 28 1994
TOWN OF CARRBORO
ENGINEERING DIVISION

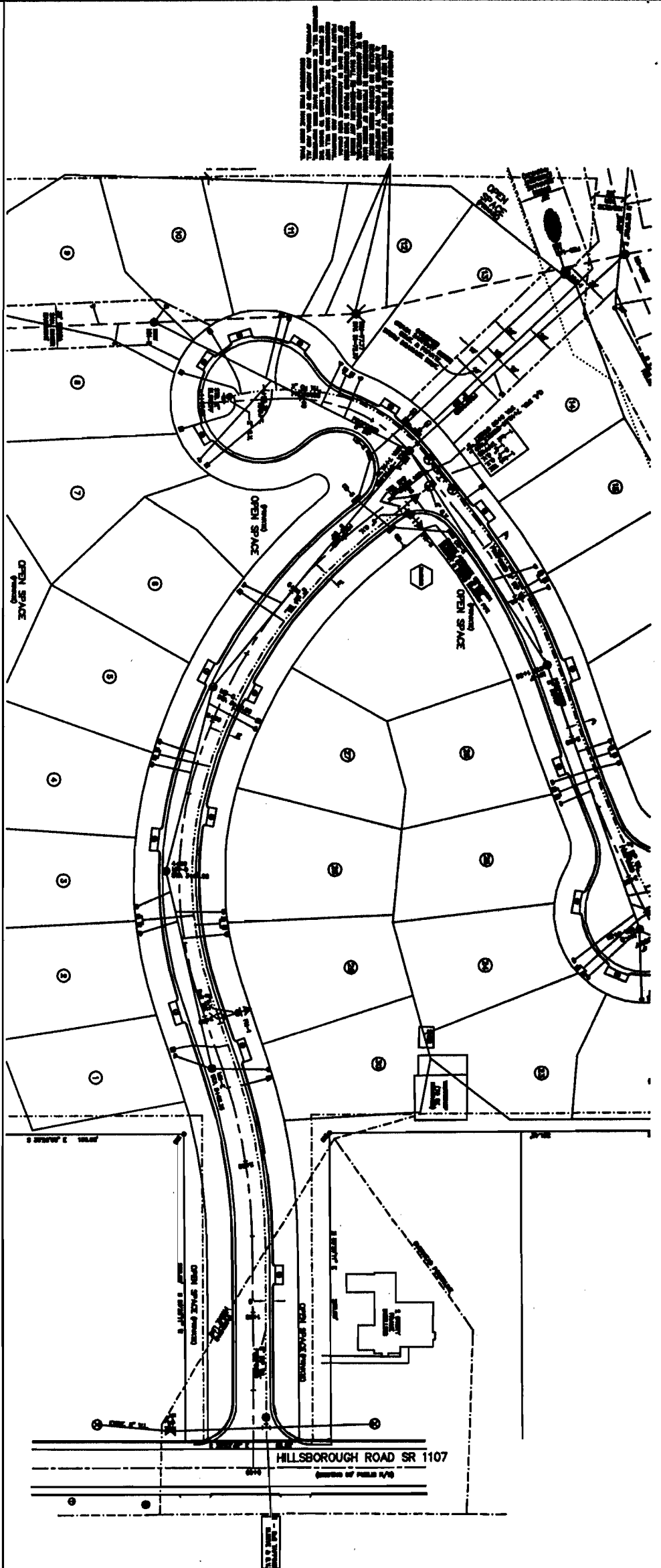
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SURVEYORS

PHILIP
POST &

SITE DETAILS
BEL ARBOR SUBDIVISION

SCALE
DRAWN BY
CHECKED BY
DATE
PROJECT NO.
DRAWING NO.

SHEET C-4
7

[illegible]

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JAN 28 1894
TOWN OF CHATHAM
ZOOLOGICAL DEPARTMENT

संख्या ०५
दिनांक ७

[illegible]

SCALE H=40' V=4'
DRAWN BY MMH
CHECKED BY PNP
DATE 11/08/83
PROJECT NO. B1308A
DRAWING NO. A302P02

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TOWN OF CARRBORO

PLAN & PROFILE

BEL ARBOR SUBDIVISION

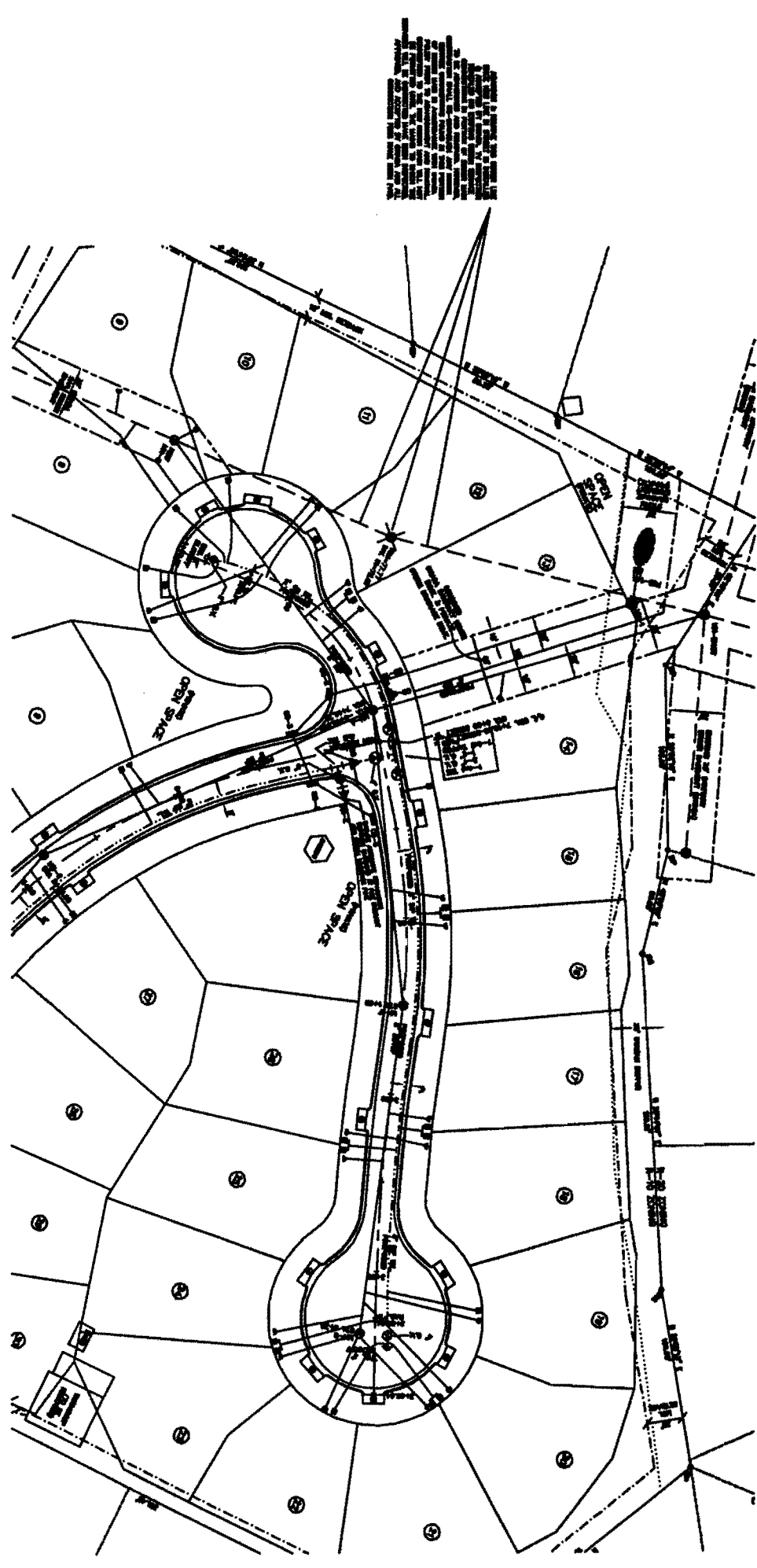
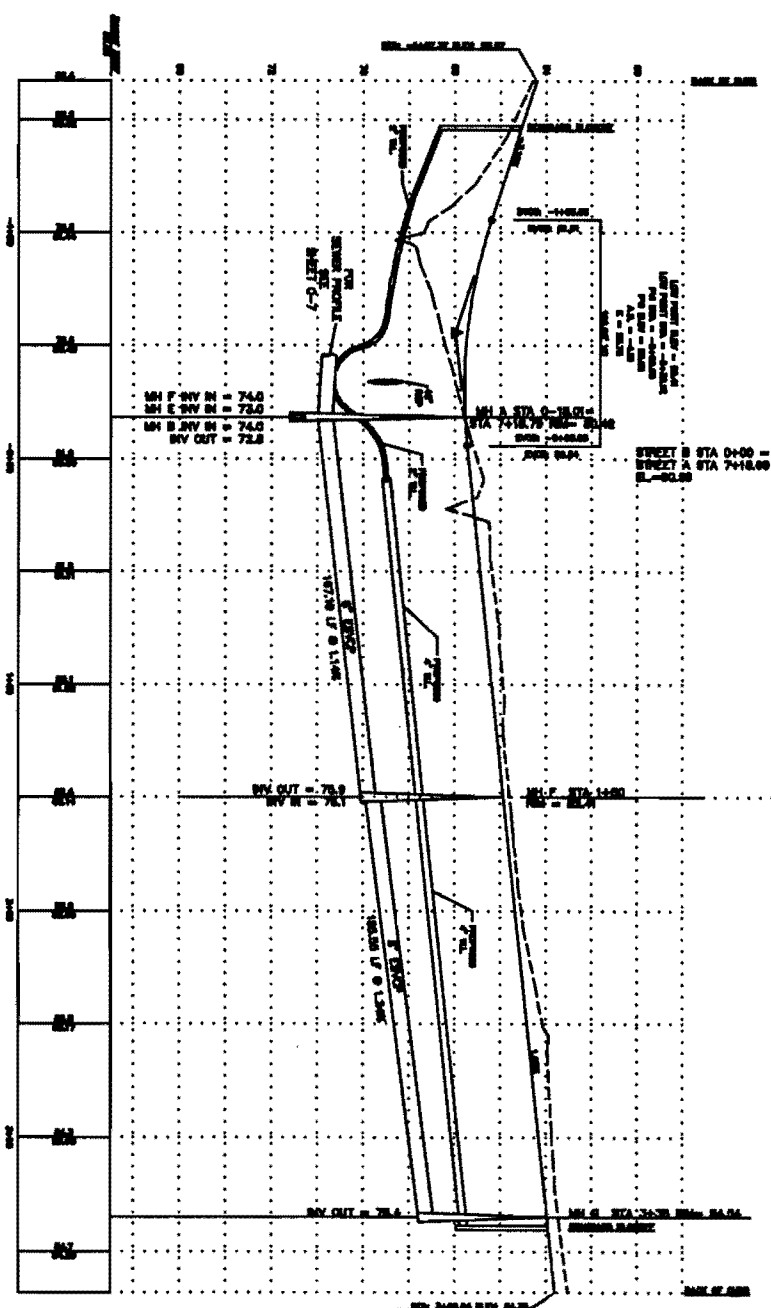
ORANGE COUNTY, N.C.

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ELEVATIONS GIVEN ARE BASED ON VERTICAL DATUM HIGHER/LOWER THAN MEAN SEA LEVEL.



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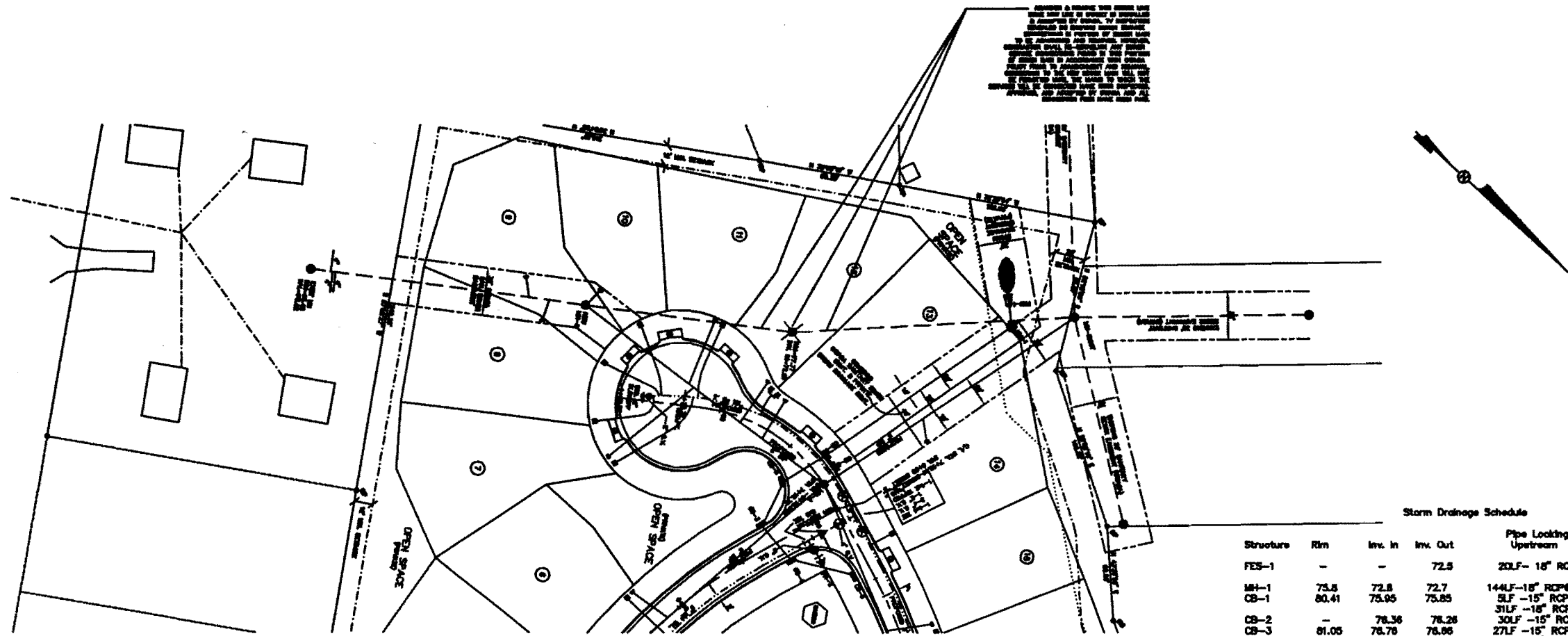
CLARK BUILDING COMPANY
200 E. MAIN STREET
CARRBORO, N.C. 27810

REVISIONS	12/28/93: ORNSA REVIEW COMMENTS

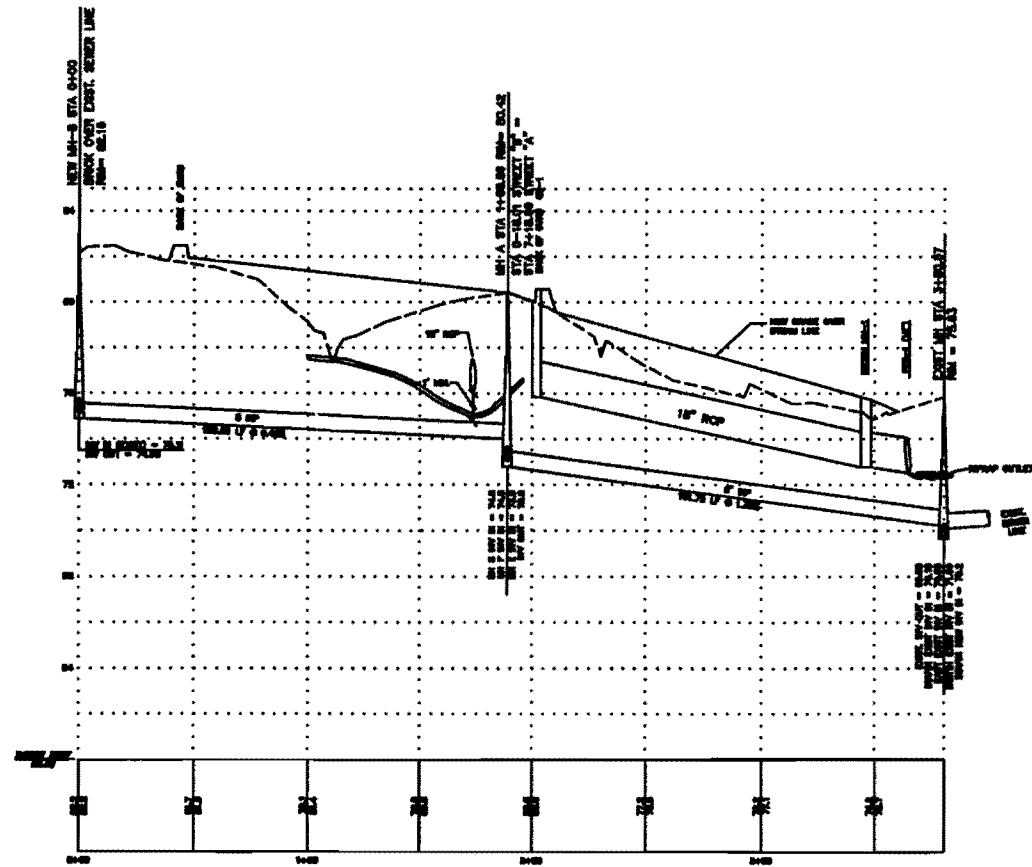
SCALE: H=40' V=4'
DRAWN BY: MCM
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DATE: 11/08/93
PROJECT NO: 21308A
DRAWING NO: A3022P02
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STREETS "B" & "C"
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BEL ARBOR SUBDIVISION
TOWN OF CARRBORO
ORANGE COUNTY, N.C.

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Greensboro, NC 27401
(919) 273-7711



Storm Drainage Schedule					
Structure	Rim	Inv. In	Inv. Out	Pipe Loading Upstream	Comments
FES-1	-	-	72.5	20LF - 18" RCP@1%	Rip Rap - 12" x 8" x 26"
MS-1	75.8	72.8	72.7	144LF - 18" RCP@1.25%	-
CS-1	80.41	75.95	75.85	51LF - 18" RCP@1%	STA 0+30.12
CS-2	-	78.36	78.28	31LF - 18" RCP@1%	STA 0+33.00
CS-3	81.05	78.78	78.66	30LF - 15" RCP@1%	STA 6+72
CS-4	81.00	77.13	77.03	27LF - 15" RCP@1%	STA 6+77
CS-5	81.03	-	77.53	40LF - 15" RCP@1%	STA 0+42.50
CS-6	80.49	-	76.05	-	STA 0+21.12



ELEVATIONS GIVEN ARE BASED
ON VERTICAL DATUM
HIGHER/LOWER THAN MEAN SEA
LEVEL.

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403-3800 • 800-868-8833
832 North Elm Street
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SANITARY SEWER

PLAN AND PROFILE
BEL ARBOR SUBDIVISION
TOWN OF CARBORO
GRANVILLE COUNTY, N.C.

SCALE: 1"=50'
DRAWN BY: JMM
CHECKED BY: JMM
DATE: 11/04/93
PROJECT NO.: 93001A
DRAWING NO.: ASS-001-02
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REVISIONS
12/15/93 GRASSA REVIEW COMMENTS

SHEET C-7
OF 7

DESIGNER
CLARK BUILDING COMPANY
304 W. WEAVER STREET
CARBORO, N.C. 27810

1. PLACE BETWEEN BLK OF REPT MATERIAL, AS SHOWN ON PLATE.
2. CUTTING AT 1/2 INCHES APARTNESS TO 2nd POINT, OR 1" POINT, ON CUTTING BLK. CUTTING FROM ONE END TO THE OTHER END, 1/2 INCH APART TO OTHER.
3. REPT MATERIAL SHALL BE "TAPER" FOR CUTTING MATERIAL SHOWN REPT OF TAPER CUTTING, CUTTING, CUTTING, OR REPT, CUTTING

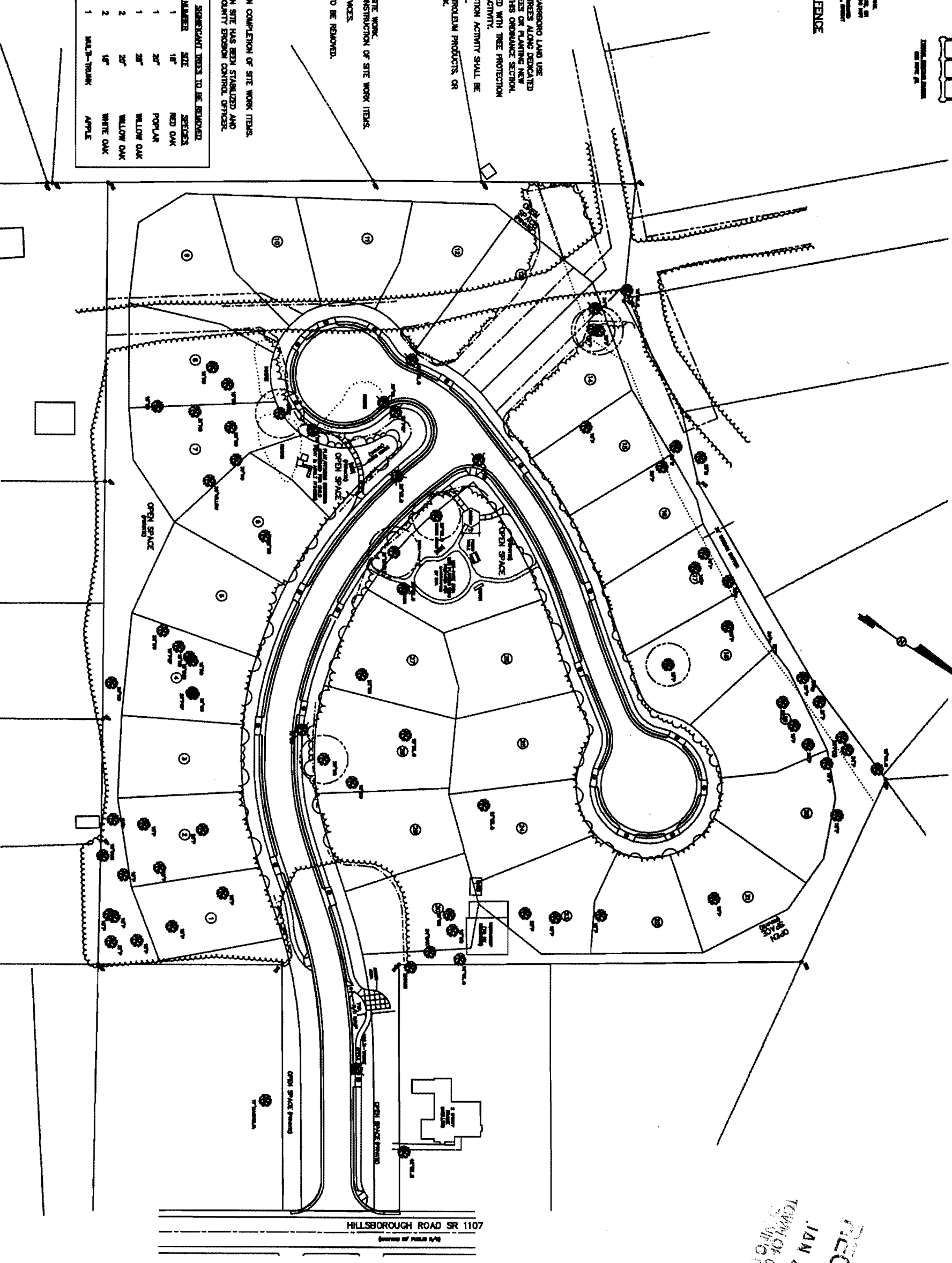
TREE PROTECTION FENCE
NOT TO SCALE

- GENERAL NOTES:**
1. TREE PROTECTION AREA SHALL SANITARY CARBONADO LAMB USE ORDINANCE SECTION 15-315 REQUIRED TREES ALONG DEDICATED STREETS BY RETENTION OF EXISTING TREES OR PLANTING NEW TREES TO MEET THE REQUIREMENTS OF THIS ORDINANCE SECTION.
 2. ALL CLEAVING LIMITS SHALL BE PROTECTED WITH TREE PROTECTION FENCING PRIOR TO ANY CONSTRUCTION ACTIVITY.
 3. ANY TREE ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE SEVERED CLEANLY WITH A PLANNING TOOL.
 4. DO NOT DISPOSE OF ANY CHEMICALS, PETROLEUM PRODUCTS, OR REMOVE SOIL OUTSIDE THE LIMIT OF WORK.

CONSTRUCTION SEQUENCE

1. OBTAIN APPROPRIATE PERMITS.
2. HOLD PRECONSTRUCTION CONFERENCE.
3. ERECT TREE PROTECTION FENCING FOR SITE WORK. FENCING SHALL BE SEQUENCED WITH CONSTRUCTION OF SITE WORK ITEMS.
4. INSTALL SOIL AND EROSION CONTROL DEVICES.
5. CLEAR AND GRUB TREES AND SHRUBS TO BE REMOVED.
6. ROUGH GRADE SITE.
7. INSTALL UTILITIES.
8. CONSTRUCT STREETS.
9. FINAL GRADING, PAVING AND SEEDING.
10. REMOVE TREE PROTECTION FENCING UPON COMPLETION OF SITE WORK ITEMS.
11. REMOVE EROSION CONTROL DEVICES WHEN SITE HAS BEEN STABILIZED AND OBTAIN AUTHORIZATION FROM THE GRABBE COUNTY EROSION CONTROL OFFICER.


INTERLOCKING		SIGNIFICANT TREES TO BE REMOVED	
P	PINE	NUMBER	SIZE
CLAM	SWEETGUM	1	18"
POP	POPULAR	1	20"
RO	RED OAK		
WLO	WILLOW OAK	1	28"



HILLSBOROUGH ROAD SR 1107

RECEIVED
JAN 28 1994
TOWN OF CHARLESTON
CIVIL DIVISION

CLARK BUILDING COMPANY
302 E. WEAVER STREET
CHANDLER, A.C. 27010

REVISIONS  **12/20/13: GARRIBOND REVIEW COMMENTS**

SCALE 1" = 40'
DRAWN BY NEM
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DATE 11/08/93
PROJECT NO. B1306A
DRAWING NO. A302SP02

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DATE 11/08/93 _____ Kelly Post and Associates, Inc.

TREE PROTECTION & LANDSCAPE PLAN

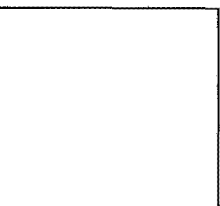
BEL ARBOR SUBDIVISION

TOWN OF CARRBORO **ORANGE COUNTY, N.C.**

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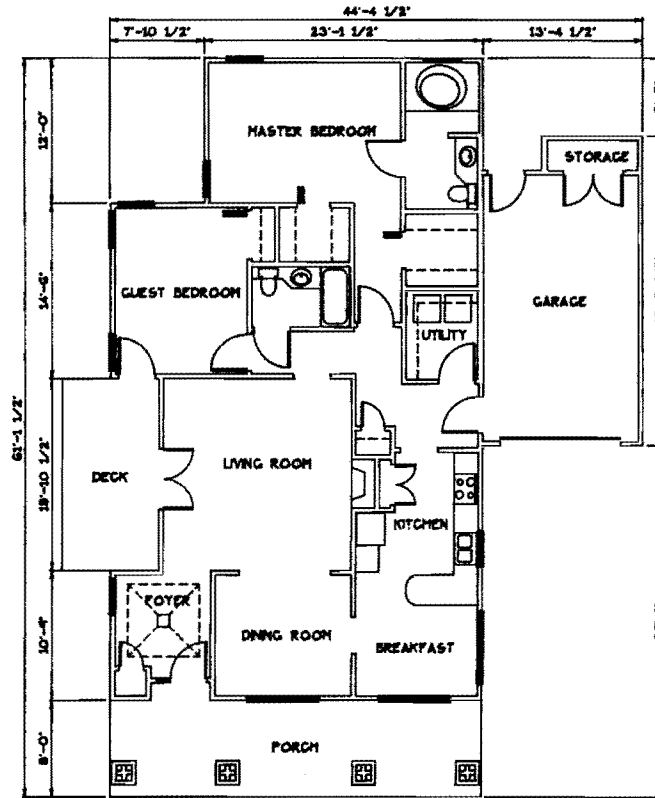
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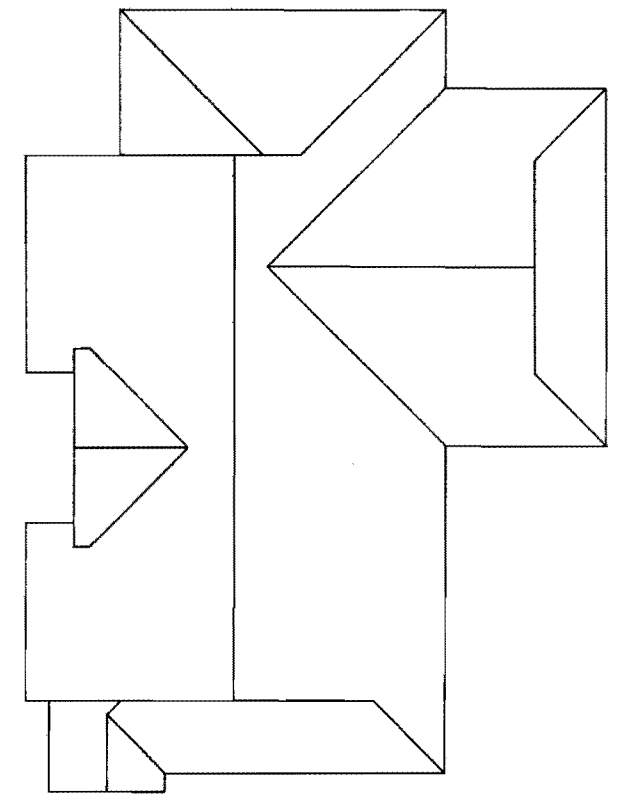
Richard A Guriltz
Architects

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Chapel Hill, NC 27514 • 919 488 8800

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TOWN OF CARRBORO
ZONING DIVISION

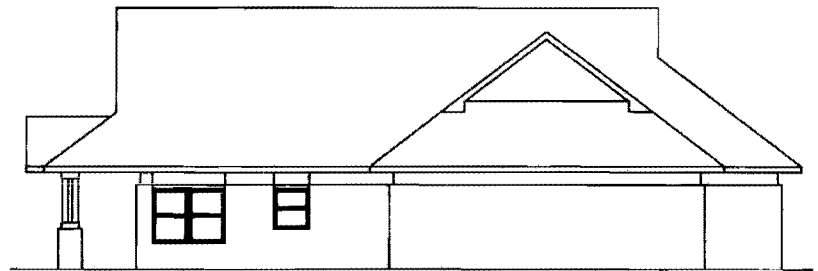
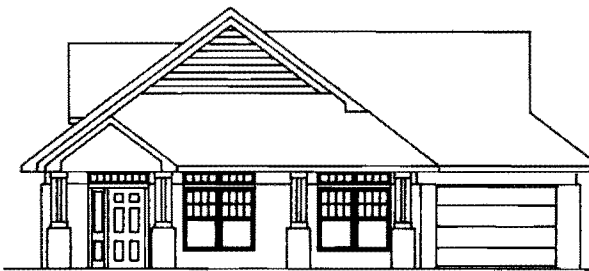
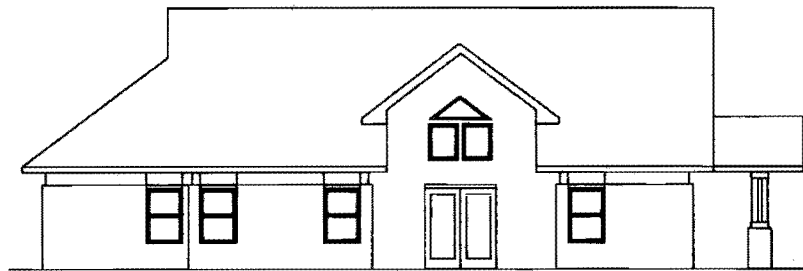
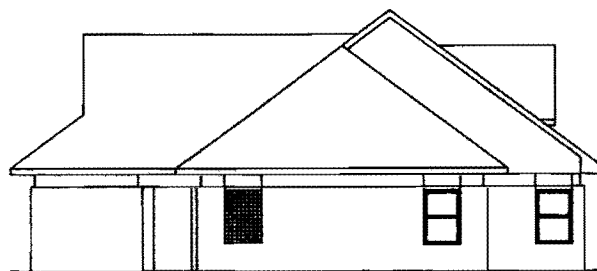


FIRST FLOOR PLAN



ROOF PLAN

PLANS OF ONE-STORY UNITS



REAR ELEVATION
ELEVATIONS OF ONE-STORY UNITS

LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

BEL ARBOR

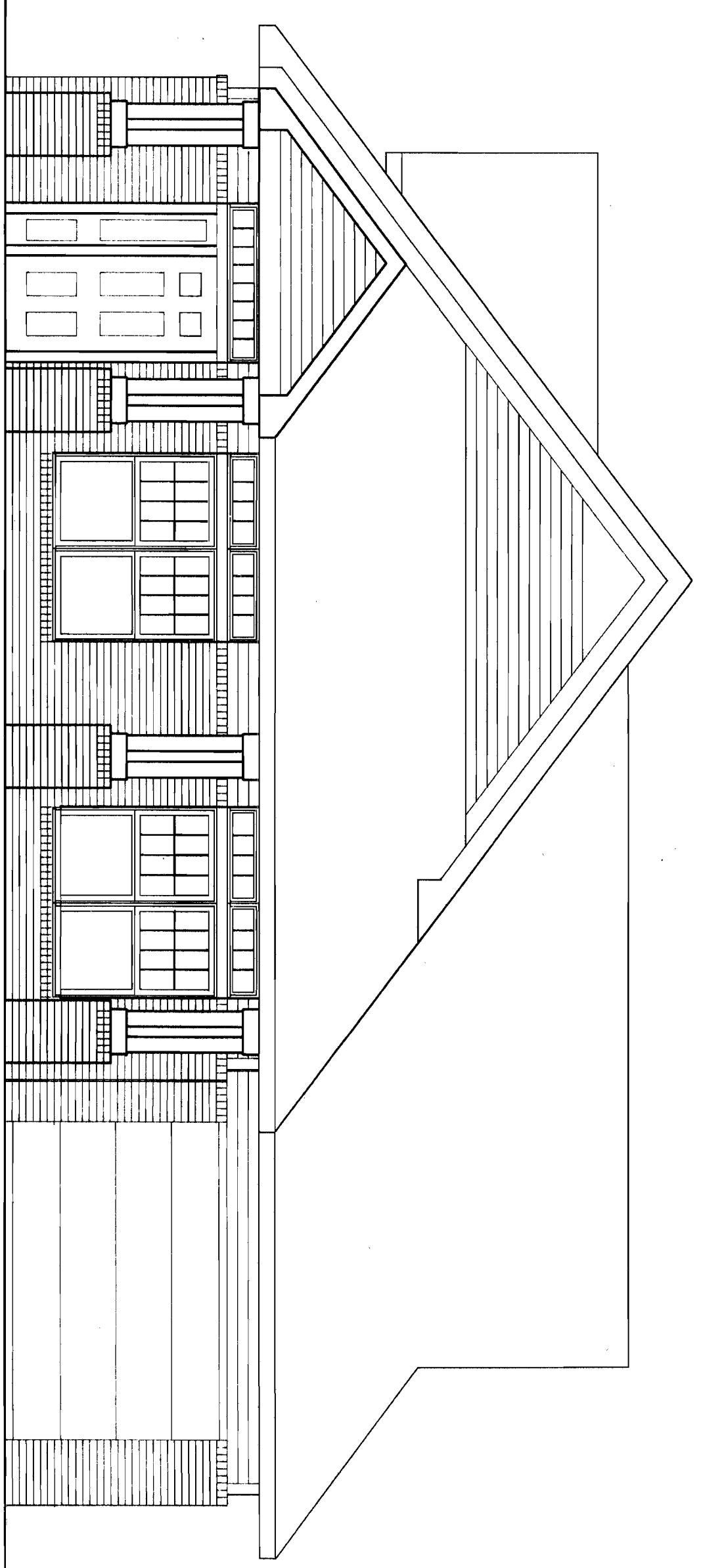
9348

UNIT 'C'
SCHEMATICS

SCALE: 1/16" = 1'

12/29/93

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JAN 28 1994
TOWN OF CARBORO
ST. JOSEPH VILLAGE



TYPICAL FRONT ELEVATION

BEL ARBOR

SCALE:1/4"=1'-0"

BOARD OF ALDERMEN

ITEM NO. F(1)

AGENDA ITEM ABSTRACT

MEETING DATE:

SUBJECT: Revolving Loan Application Star Child Clothing Store
Carr Mill Mall

DEPARTMENT: MANAGER'S OFFICE	PUBLIC HEARING: YES ____ NO <u>X</u>	
ATTACHMENTS: DDC Recommendation Loan Application, Loan Fund Summary	FOR INFORMATION CONTACT: James Harris 968-7700	
THE FOLLOWING INFORMATION IS PROVIDED:		
(x) Purpose	(x) Action Requested	(x) Analysis
(x) Summary	(x) Recommendation	

PURPOSE:

The purpose of this item is to provide the final review and consideration for approval of a loan request for Star Child Clothing Store for \$15,000.

SUMMARY:

Barbara Koivisto submitted a loan application for a loan in the amount of \$15,000.00 for 5 Years at prime plus 1.5 %. The loan will allow Mrs Koivisto to open a children 's clothing store in Carr Mill Mall where a similar business has operated. The total project cost is \$40,000.00, with \$30,000.00 going to inventory and \$7,000.00 to minor renovations.

ANALYSIS:

The Store, when established, will create 1.5 jobs for low and moderate income persons immediately and retain an upscalled modern children clothing store for downtown Carrboro. The children clothing store will help retain the downtown customer base. The store will occupy the space formally occupied by The Velvateen Rabbit, a Children's clothing store that closed January 1, 1994. Star Child will provide a renovated look and a different, more up-to-date clothing line, designed to appeal to the established clientele of the velvateen Rabbit and to new customers with a less traditional taste in clothing.

RECOMENDATION:

It is the recommendation of the administration that this loan be approved. The loan meets criteria set fourth in the Revolving Loan Program and will contribute to the well being of the downtown. The recommended loan amount is \$15,000 at prime plus 1.5 % for 5 years. The interest rate will be determined the night of the Board meeting based upon the prime interest rate plus 1.5%.

RECOMMENDATION

The Downtown Development Commission reviewed the Star Child loan application and found it to meet the RLF criteria for funding. The proposed children's clothing store will meet a need for the community in addition to bringing families to the Downtown. This store will help maintain a diverse customer mix in the downtown thereby bringing customers that would support other stores that would cater to families with children.

The DDC recommends that the loan be approved for \$15,000 for a 5 years at prime plus 1.5%. The interest rate is to be determined on the date of the Board meeting. It is further recommended that loan payments begin 4 months after loan closing with interest to accrue from the date of closing.

REVOLVING LOAN FUND SUMMARY

FUND BALANCE AVAILABLE FOR LOAN: 97,336.21

	<u>LOAN AMOUNT</u>	<u>INTEREST RATE</u>	<u>LOAN BALANCE</u>
Cleora Sterling	\$100,000	8%	-0-
Norina Jade	75,000	6%	23,871.00
Weaver Street	89,500	9%	53,862.00
Aurora	40,000	5%	23,134.00
Maggie's Muffins I	20,000	6%	-0-
Model T's	30,000	9%	-0-
Music Loft	55,000	6%	-0-
Pet Pourri	15,000	10%	-0-
Earth Weares	35,000	8%	11,623.79
Maggie's Muffins II	45,000	6%	38,512.00
University Printery	30,000	8%	27,539.00
Allstate	8,628	6.5%	7,304.00
FJCBTI Trust (Chan)	25,000	8.5%	22,590.00
Orange Chatham	50,000	5.25%	50,000.00
Cat's Cradle	<u>35,000</u>	<u>6%</u>	<u>35,000.00</u>
	\$654,128	Average 7%	\$284,311.79

CRLF LOAN APPLICATION

STAR CHILD CHILDREN'S CLOTHES STORE

TABLE OF CONTENTS

SECTION I:

- I. (A) COVER SHEET
- I. (B) APPLICATION FORM FILLED IN BY APPLICANT

SECTION II: THE PROJECT

SECTION III: THE BUSINESS

- III. (A) OWNER'S RESUME

SECTION IV: PRIVATE COMMITMENTS

SECTION V: FINANCIAL INFORMATION

- V. (A) PROJECTIONS

SECTION VI: COLLATERAL

- VI. (A) PERSONAL FINANCIAL STATEMENT

SECTION VII: ECONOMIC DEVELOPMENT OBJECTIVES

- VII. (A) JOB LISTING - RETAINED JOBS

LOAN PACKAGER COMMENTS

SECTION I. (A)
COVER SHEET

COMPANY: Star Child Children's Clothing Store
Carrmill Mall
Carrboro, NC 27510

GUARANTOR: Barbara Koivisto
102 Pine Street
Carrboro, NC 27510
(919) 942-9596

Net Worth: \$38,175

LOAN AMOUNT: \$15,000

PURPOSE: Renovations and inventory purchase to open a
children's clothing store that will replace the
Velveteen Rabbit, closed 1-1-94

TYPE OF BUSINESS: Retail: Children's Clothing

SECURITY: Second lien on inventory, equipment and fixtures, second lien on personal
mobile home, owner's guaranty.

JOB CREATION: 1.5 jobs created, 1 of which will be for a low to
moderate income individuals.

LOCATION: Downtown Carrboro

TERM OF LOAN: 5 years at prime + 1.5%
(requested)

SIGNIFICANT CONDITIONS TO BE SATISFIED PRIOR TO FUNDING:

1. Final, signed, satisfactory lease agreement for the term of the loan.
2. Landlord's Waiver's as to fixtures.
3. Final, signed, satisfactory Note for \$25,000 from Village Bank or
other financial institution.
4. All applicable licenses and permits.
5. Employer ID number and privilege license.

Debt to Net Worth Ratio:

This ratio indicates how much of the business is financed by equity rather
than debt. The Small Business Administration prefers that the borrower
provide at least 25% of the cost of starting the business. Ms. Koivisto
has no equity resources to offer.

Breakeven/Adequacy Working Capital:

Projected Annual Cash Flow: \$18,183 - 28,460
Projected Annual Debt Payments: \$ 9,732

The business should be able to demonstrate that the cash to be generated
from sales or, if necessary, the cash to be provided by loans, investments
or credit lines, will be enough to service all of the business' debts,
including the CRLF loan in the application. Most lenders prefer to at
least \$1.30 dollars in cash flow for every \$1.00 in debt service.

APPLICATION FORM FOR CARBORO REVOLVING LOAN FUND
(CRLF)

NAME OF APPLICANT: Star Child DATE: _____
(Legal name of firm)

Corporation _____ Partnership _____ Sole Proprietorship ☒

Number of years in operation: startup (replace 6 yr on clothing shop)

EMPLOYER ID # to be obtained PRIVILEGE LISENCE # to be obtained

ADDRESS OF APPLICANT: Carrmill mall

LOCATION OF PROJECT IF DIFFERENT FROM ABOVE: same

PHONE NUMBER: 942-9596 CONTACT PERSON: Barbara Korkisto
933-6866 Name and Position

AMOUNT LOAN REQUESTED: \$ ~~4,000~~ 15,000 TERM REQUESTED: _____

BRIEFLY DESCRIBE THE FOLLOWING ASPECTS OF YOUR BUSINESS. (You may attach separate sheets or provide a written history and description of your business if you wish.)

What type of business do you own, or are you proposing?

Children's clothing

What are your markets?

People from Raleigh, Durham, Burlington, Chapel Hill, Carrboro + week ends. all over the country Middle upper class Upper Class (Baise)

Describe some of the trends and the development of your business:

To satisfy the needs of customers expand size ranges both boys + girls
Butterfly Underpriced basics

What effect will the proposed project have on the company?

New business

What size facility are you in, where is it located? Do you plan to move as a part of the proposed project?

1170 sq. ft. Carrmill Mall

If you are leasing, or plan to lease, describe the terms of your lease (rent and length of lease).

Approx. \$1500 - 2 yr. with option

THE PROPOSED PROJECT

Breifly describe the scope of the proposed project:

Projects involving Real Estate owned or to be owned by the applicant:

Does the project involve the purchase of land and/or building: (Purchase price: \$ no)

Does the project involve the construction of a new building? (Construction cost estimate: \$ no)

Does the project involve the expansion, renovation of, or addition to an existing building? (Construction cost estimate: \$ 5,000)

Projects involving Leasehold Improvements:

Cost estimates for Leasehold Improvements: \$ _____

Projects involving purchase of furniture, fixtures and equipment:

Estimated total cost of purchases: \$ 1,200

IMPACT AND CRLF OBJECTIVES:

How many permanent jobs will be created by this project:

Full-time 1 Part-time 1 In how long?

Projected number of these positions to be filled by minorities: _____

Projected number of these positions to be filled by females: 1.5

Will at least 51% of these jobs be provided to low and moderate income persons?

Yes ☒ No ☐

How many permanent jobs will be saved by this project:

Full-time ☒ Part-time ☐

Number of these positions filled by minorities: _____

Number of these positions filled by females: 1

Are at least 51% of these jobs be provided to low and moderate income persons?

Yes ☒ No ☐

Low and moderate income is defined as gross income for family not exceeding 80% of the median for the respective family size for the Raleigh-Durham MSA as established from time to time by HUD. Please consult with the town to obtain these thresholds.

Have you reviewed this information? YES ☒ NO ☐

Do you agree to comply with Title I requirements (Environmental and Davis-Bacon Act) and all civil rights requirements YES ☒ NO ☐

Explain why you are seeking these funds from Carrboro and why they are not available through other sources; explain why the project would not be possible without CRLF participation: the bank will

probably keep - if necessary, but I need the extra funds from town

Is the project within the City Limits? YES ☒ NO ☐
 Is the project within the downtown business district? YES ☒ NO ☐

How is the site zoned? Commercial

LOAN TERMS AND CONDITIONS

List other sources of financing to be involved, and amount to be provided (include equity contributions from the applicant's resources):

- SOURCE of funds by percentage*
1. 62.5% - Business loan, Village Bank - Carrboro \$25K with ~~real~~ home in Phoenix AZ as collateral.
 2. 37.5% Carrboro revolving loan fund \$15K
 - 3.

Describe your needed terms of the Revolving Loan Fund loan: DISCUSSUS WITH 5 yrs. Prime + 1/2

Do you understand that the CRLF loan will be secured by a note and deed of trust on real estate and security agreement on equipment, and that personal guarantees will be required? YES ☒ NO ☐

Have the applicant firm, or any owner of more than 20% of the company, or any guarantor ever been adjudged bankrupt, filed for bankruptcy, protection from creditors, or re-organized under the bankruptcy laws? ☐ YES ☒ NO.

As Owner (TITLE) of Star Cheed, I certify that the information provided in this application and in documents and exhibits provided is true and complete to the best of my knowledge. I further commit to the following actions, as described more fully in the project application:

- Undertake and carry out the project as described in the project application, and documents and exhibits provided,
- Create a minimum of .5 jobs with .5 for low and moderate income persons and obtain the level of jobs indicated above by: immediately,
- Retain a minimum of / jobs with / for low and moderate income persons,
- Submit quarterly employment reports to the Town showing the number of jobs created or retained which would otherwise have been lost, at least 51% of which are to low and moderate income positions,
- Provide the Town with necessary information for completing required reports,
- Make all relevant records available to the Town and State upon request,
- Begin project activities only following execution of a legally binding commitment between the Town and the applicant and the release of other conditions, if any, placed on the loan by the Town of Carrboro,

- n) Complete project activities by no later than Feb. 1, 1994.
- i) Secure and obtain additional loan funds in the amount of \$ ~~30,000~~ 15,000 as described in this application, and
- j) Provide \$ 0 in equity from the applicant's own resources for the project and cover any cost overruns in the project from applicants own resources.

My firm is committed to undertake this project, and but for the provision of the CDBG assistance, this project will not be undertaken.

Partnerships and Sole Proprietorships

Signed: Barbara D. Kowiste

Title: Owner

Date: 11-8-93

Corporations

Name

BY: _____
President

Attest: _____
Secretary

(SEAL)

Date: _____

Below, please list all of the following: Any owner of 20% or more of a corporation and all officers of the corporation; All partners; the sole proprietor.

Barbara D. Kowiste 100%
Name, Title Proprietor Signature [Signature] % owned

Name, Title Signature % owned

Name, Title Signature % owned

Name, Title Signature % owned

Name, Title Signature % owned

Name, Title Signature % owned

SECTION II

THE PROJECT

The proposed loan will allow the business to open at a location where a similar business has operated. Total project costs are \$40,000, with \$30,000 going to inventory and \$7,000 to minor renovations. \$3,000 will be used as working capital.

Renovations are expected to take about four weeks to complete and are generally cosmetic, including painting and the creation of a small play area.

SECTION III

THE BUSINESS

Attached is a business plan prepared by the applicant. Additional relevant facts include the following:

The proposed space for the business is already well known as a children's clothing store, selling mostly upper end, quality merchandise. During her more than eighteen months employed there, Ms. Koivisto has carefully polled the shops customers for desired changes in inventory and price range. The inventory selection for Star Child has been carefully chosen to fill those requests; offering a wider variety of clothing styles, including some more practical and reasonably priced quality items, and expanding toddler and baby clothing selections. Novelty items will be somewhat reduced to make way for inventory with a higher turnover rate.

The current landlords of Carrmill Mall estimate annual sales per square foot of retail space at \$340. At 1140 square feet, this would estimate annual sales for Star Child at \$387,600, once the store was well established.

Although no written records are available from the previous tenant of this space, the Velvetten Rabbit, annual sales during the period when the business operated on a fulltime basis, are estimated at \$200,000. Ms. Koivisto, who managed the shop part time for 18 months, estimates current sales at about \$105,000 per year.

Carrmill Mall is now almost fully leased. One of its recent additions, a new toy train store called K-Line, has increased customer traffic, specifically in regards to children and parents. In addition, this market is a rapidly growing segment of the Carrboro population that is expected to grow healthily in the next 5 - 10 years.

Prior to retirement 6 yrs ago, Ms. Koivisto had a career in office administration. Since retiring, she operated her own bookstore in Massachusetts for 4 years, and was employed at the Velvetten Rabbit here in Carrboro for the past 18 months.

Star Child Children's Clothes Store

BUSINESS PLAN

Summary

Star Child will be an upscale, modern children's clothing store located in Carr Mill Mall, Carrboro, NC. The store will occupy the space currently occupied by the Velveteen Rabbit, a children's clothing store slated to close by January 1, 1994. The proprietor will be Barbara Koivisto, who is currently working in sales at the Velveteen Rabbit. Star Child will provide a renovated look and a different, more up-to-date clothing selection designed to appeal both to the established clientele of the Velveteen Rabbit and to new customers with a less traditional taste in clothing.

Location

Carr Mill Mall consists of a number of successful boutique-style shops anchored by Talbots, a national upscale women's clothing retailer. A men's clothing store (O'Neill's), a women's fashion store (A New Attitude in Women's Clothing) and an outdoor equipment and clothing store (Townsend and Bertram) complement Talbots and demonstrate a strong market for specialized clothing stores. Two relatively new and successful businesses (Elmo's, a family diner and Ali Cat, an educational toy store) now attract family shoppers in increasing numbers. Carr Mill Mall includes a Harris Teeter grocery store and a Revco drug store, providing a high level of day to day shopping traffic. Finally, a medium size natural foods grocery store (Weaver Street Market) and a small all-natural general merchandise store (Earth Wares) attract the liberal, less traditional shoppers common in a college town.

Carrboro, NC is adjacent to Chapel Hill, with Carr Mill Mall located within one mile of the University of North Carolina at Chapel Hill. The combined population (without students) of Chapel Hill/Carrboro is about 45,000 people. The area has the highest education, income level and property values in the state.

Marketing Philosophy

Star Child will offer a combination of quality and value in children's clothing. Merchandise will emphasize all natural fabrics in both modern and traditional styles, in price categories from medium to expensive. Renovations to the store space will provide an updated look with large glass windows, natural wood and bold paint. The goal is to continue to appeal to the traditional upscale children's clothing market served by the Velveteen Rabbit while attracting the new, younger family shoppers. The younger population of Carrboro/Chapel Hill is educated and prosperous, who generally prefer all cotton, casual clothing in modern styles and are willing to pay a higher price for quality goods.

Gross Margin Expectations

Industry averages indicate that gross margins are 37%, based on a Cost of Goods Sold (COGS) of 63%. At list price, the merchandise planned for Star Child averages 50% COGS. With promotions and clearances, average COGS will of course be higher. However, industry averages are heavily weighted toward discounters and large chains in competitive large mall locations. The Carr Mill Mall location attracts a less price-sensitive clientele allowing higher average gross margins to be maintained. We are therefore projecting average gross margins of 42%, or an average COGS of 58%.

SECTION IV

PRIVATE COMMITMENTS

The objective of the CRLF is to use its' funds to leverage the maximum outside dollars possible. The CRLF loan to this project would represent 37.5% of the total funding. Meanwhile, the Town should be aware of, and have evidence of, other sources without which the project would not be feasible.

EQUITY

Although Ms. Koivisto is unable to offer any equity at this time, she has offered to take a minimal draws from the business during its startup period.

BANK LOANS

Village Bank has agreed to provide financing in the amount of \$25,000 based on a first lien on business inventory, equipment and fixtures.

SECTION V

FINANCIAL INFORMATION

Two sets of projections are attached. The first set is prepared by CEDCO as a "worst case" scenario, kind of a what-would-its-take picture. These projections bring the business to cash flow breakeven in month 11. CEDCO estimates that at the expense levels projected, the business would have to produce about \$147,300 per year in sales to breakeven. At an average purchase price of \$65.00, this would mean about 7.5 customers per day on average. Gross margin is 50%. Net margin is 12.7%. Days inventory is 170 days.

The second set of projections are prepared by the applicant and at slightly more optimistic, although still very conservative. Gross sales for 1994 are estimated at \$116,500, a reasonable increase over current sales. Breakeven is about \$11,500 per month or \$138,000 per year in sales. (7 customers per day at \$65.00 each). Gross margin is 42%. Net margin is about 12%. Days inventory is 162 days.

Industry averages information indicates average gross margins of 37.6%, and average net margins of 2.1%. Average days inventory is 152.

EXHIBIT VI

COLLATERAL

Collateral includes a first lien on business inventory, valued at \$30,000 cost. Standard liquidation value is estimated at 50% of retail, or \$15,000.

In addition, Ms. Koivisto is offering a second lien on her mobile home, valued at \$39,000. Allowing for a 80% liquidation, and a \$25,000 first lien by Village Bank, this would provide \$6,200 in additional collateral for the deal.

Other collateral consists of the owners personal guaranty.

SECTION VII

ECONOMIC DEVELOPMENT

LOCATION:

The CRLF ranks applications in terms of location with preference as follows:

1. Downtown Carrboro
2. Carrboro City Limits
3. Carrboro Extraterritorial Jurisdiction

The project is located in the first category, maximizing economic development objectives under the CRLF in terms of location.

OWNERSHIP:

The business is 100% female-owned. Owner is low to moderate income.

JOB CREATION:

There will be 1.5 fulltime equivalent jobs created, one of which will be filled by low to moderate income individuals. The CRLF requires one job per \$10,000; this project meets that requirement.

The CRLF also requires that at least 51% of the jobs created go to Low to Moderate income individuals, and the owners have agreed.

NEED STATEMENT:

The Town must be assured that the financial needs could not be met by other sources. The applicant has applied to lenders but has been turned down. Reasons that this project cannot attract conventional funds are:

1. Lack of collateral.
2. Type of business.
3. Start-up nature of business.

LOAN PACKAGER'S RECOMMENDATION

This recommendation is provided to the Town as a service pursuant to the contract between CEDCO and the Town of Carrboro, for loan origination. CEDCO claims no responsibility or liability arising from actions taken based on this recommendation. CEDCO is providing this information because of its experience in small business finance. Furthermore, this information is confidential and is for the use of the Downtown Planning Board only.

As location, job creation and need requirements have been fulfilled, CEDCO will now examine the loan from the standpoint of credit. This evaluation is based on three factors: repayment ability, collateral, and equity.

In regards to repayment ability, this is the strongest point of the application. Ms. Koivisto has ample retail experience and is taking over a location previously occupied by an almost identical store, by which she was employed. The customers already know her and like her, and strongly support her direction with the new store. Given these factors, plus the overall success of Carmill Mall in the recent past, it is very likely that the business will easily be able to generate the sales required to breakeven. The projections provided by the applicant seem reasonable, and reflect a strong ability to repay. Secondary repayment ability, however is somewhat weak.

The loan is small, about \$15,000. Business collateral, valued at 50% of cost in liquidation, provides perhaps \$15,000. In addition, Ms. Koivisto offers a second position on her mobile home, which would provide the Town with \$6,200 additional collateral, after Village Bank's first lien of \$25,000.

The equity make up of the company is zero, unacceptable by SBA standards but understandable under these circumstances. (The Small Business Administration prefers at least 30% equity.)

In sum, from a credit standpoint, this business, although actually a start-up, can be viewed at least partially as the continuation of an existing business, where projections are based on historical data. Both historical sales and projected sales demonstrate good repayment ability. Collateral supports the loan in a fashion that should allow for some flexibility, and projections seem sound.

BOARD OF ALDERMEN

ITEM NO. F(2)

AGENDA ITEM ABSTRACT

MEETING DATE: February 08, 1994

SUBJECT: Connector Roads Plan - Northern Transition Area

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES ____ NO <u>x</u>
ATTACHMENTS: TAB Connector Roads Resolution. Small Area Planning Work Group endorsement of the TAB Resolution. List of roads within the Connector Roads Plan Concept network.	FOR INFORMATION CONTACT: Kenneth Withrow, 968-7713
THE FOLLOWING INFORMATION IS PROVIDED: (x) Background () Action Requested (x) Analysis () Alternatives (x) Recommendation	

PURPOSE

The Carrboro Board of Aldermen requested that the Transportation Advisory Board prepare a Connector Roads Plan for the Carrboro Northern Transition Area and present the plan to the Board of Aldermen. The Transportation Advisory Board has created a Connector Roads Plan Concept for the Carrboro Northern Transition Area in the form of a resolution as well as conceptual routing of the roads. The Transportation Advisory Board is recommending that the Board adopt the resolution of the Connector Roads Plan Concept for the Carrboro Northern Transition Area.

SUMMARY

The Town staff created a road network concept through undeveloped land areas north of Carrboro on a aerial photograph as well as a draft resolution that was review by the TAB.

The TAB reviewed the draft resolution along with the aerial photograph; and endorsed the aerial photograph and along with a revised resolution.

The TAB presented the aerial photograph and resolution to the Small Area Planning Work Group on December 16, 1993 to receive their endorsement for the Connector Roads Plan Concept for the Carrboro Northern Transition Area.

The Small Area Planning Work Group endorsed the TAB's resolution and aerial photograph for the Connector Roads Plan Concept provided that additional language be added to the resolution and that cosmetic changes be made to the aerial photograph.

The TAB made the necessary language revisions to the Connector Roads Plan Concept resolution as desired by the Small Area Planning Work Group and the staff has made the desired cosmetic changes to the aerial photograph.

The TAB recommends that the Board of Aldermen adopt the Connector Roads Plan Concept resolution for the Carrboro Northern Transition Area.

ANALYSIS

The Carrboro Board of Aldermen requested that the Transportation Advisory Board (TAB) prepare a Connector Roads Plan for the Carrboro Northern Transition Area.

Carrboro's northern planning jurisdiction (northern transition area) is experiencing tremendous development pressure; which will have a direct effect on future land use and transportation as the area becomes more urban in nature. The TAB had reviewed options of "build-out" scenarios for the northern transition area as presented by Ms. Margaret Brown; and utilized the following goals in formulating their connector roads plan. The desire was to link land use and transportation in this manner: (1) avoid a predominance of non-connecting or dead-end roads, (2) create a system of interconnecting roads which will facilitate cluster and other "new types" of residential and commercial development, (3) avoid roads wider than two lanes, (4) avoid displacing existing homes, (5) create roads with multiple access points by linking multiple smaller streets in a grid-like pattern, and (6) create easy access to public transit--both local and regional.

The staff used an aerial photograph of the Carrboro Northern Transition Area to create a road network. The aerial photograph shows proposed and existing arterials as well as proposed and existing connector roads. The routing of the proposed roads took into account the location of environmentally sensitive areas, historical areas, and existing homes and subdivisions. The resulting network that was produced includes a system of roads that would facilitate good traffic flow between arterial and connector roads as travel demand increases in the area. The aerial photograph was shown initially to the TAB at their September 2, 1993 meeting. The TAB presented the aerial photograph to the Small Area Planning Work Group as of September 16, 1993. The Small Area Planning Work Group requested that the TAB revise only the proposed Eubanks Road Extension to align with an existing gravel road that connects with Union Grove Church Road. The Connector Roads Plan Concept resolution was presented to the TAB at their November 18, 1993 and December 2, 1993 meetings. The resolution was revised and adopted by the TAB as of December 2, 1993.

The TAB and the Small Area Planning Work Group held a joint meeting on December 16, 1993. The purpose of the meeting was to show the Small Area Planning Work Group the revised location of the Eubanks Road Extension; and have the Small Area Planning Work Group endorse the Connector Roads Plan Concept for the Carrboro Northern Transition Area. The Small Area Planning Work Group adopted the Connector Roads Plan Concept resolution provided that: (1) a statement concerning "grid-like" traffic patterns and mass transit be added in the resolution, and (2) that proposed roads through undeveloped areas on the aerial photograph be displayed as dashed lines. The TAB reconvened after the joint meeting had finished and revised the resolution's text to include a statement as addressed by the Small Area Planning Work Group.

RECOMMENDATION

The Transportation Advisory Board recommends that the Board of Aldermen adopt the Connector Roads Plan Concept resolution.

ACTION REQUESTED

To adopt by motion the TAB's recommendation.

SMALL AREA PLANNING WORK GROUP

December 16, 1993

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

TAB CONNECTOR ROADS PLAN CONCEPT FOR THE NORTHERN TRANSITION AREA

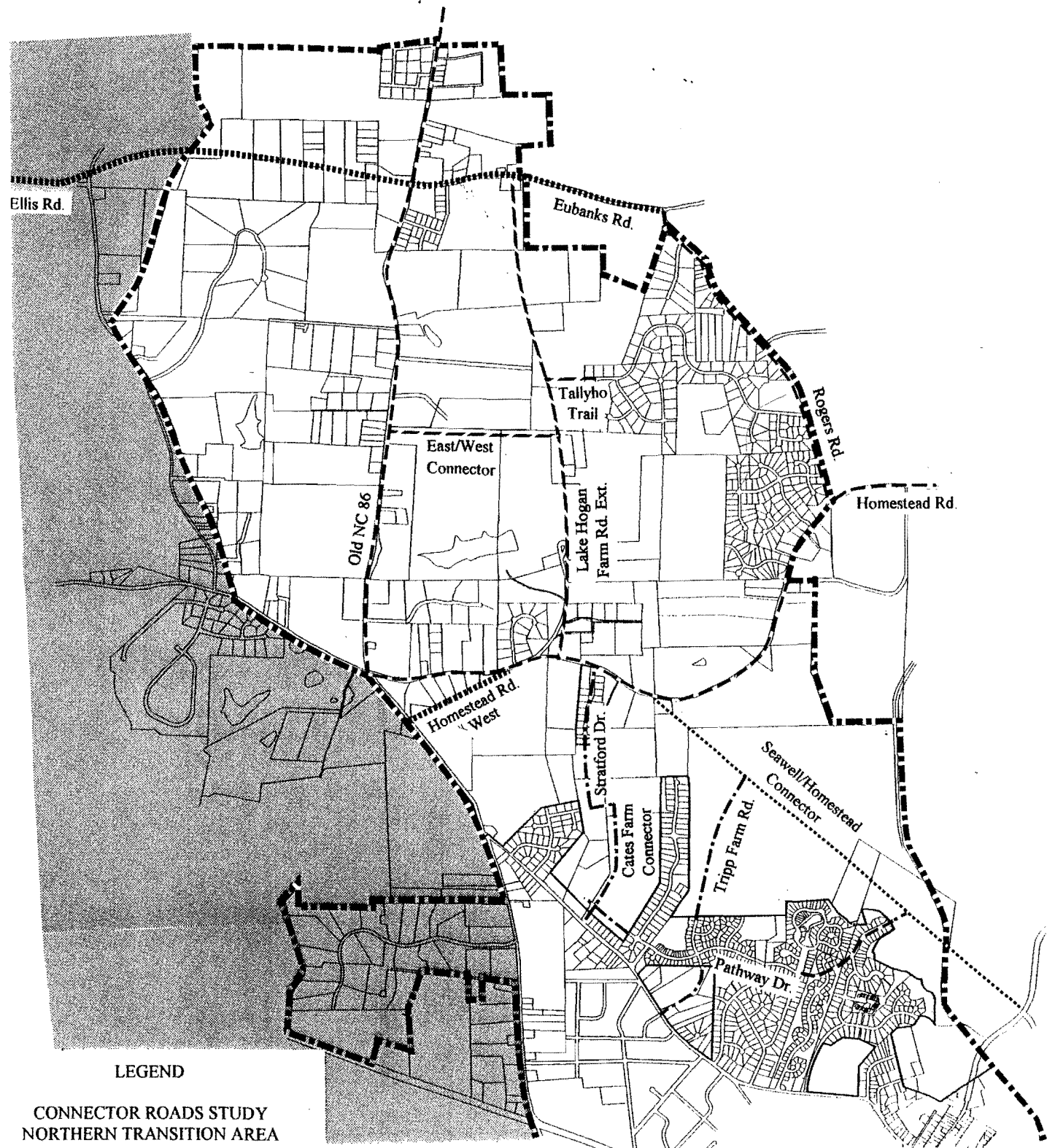
MOTION WAS MADE BY CAROL-ANN GREENSLADE AND SECONDED BY MIKE HUGHES THAT THE SMALL AREA PLANNING WORK GROUP ENDORSES THE RESOLUTION ENTITLED, "A RESOLUTION REQUESTING THE CARRBORO BOARD OF ALDERMEN TO ADOPT THE CONNECTOR ROADS PLAN CONCEPT FOR THE CARRBORO NORTHERN TRANSITION AREA", PROVIDED:

1. That a statement about grid-like traffic patterns and mass transit be included in the resolution.
2. That, on the accompanying aerial photograph, all roads through undeveloped land areas be displayed as dashed lines.

VOTE: AFFIRMATIVE ALL.

Robin Lackey 12/21/93
Robin Lackey, Chairman date

Connector Roads Plan Concepts



**ROADWAYS - NORTHERN TRANSITION AREA
CATEGORIES AND ROUTES**

I. EXISTING ARTERIALS

Homestead Road - From the Calvander community eastward to the Chapel Hill planning jurisdiction's border at High School Road and Rogers Road.

Old 86 - From the Calvander community northward to the Carrboro Planning jurisdiction line.

Rogers Road - Northward from Homestead Road to Eubanks Road. This road is also the boundary line between the Carrboro and Chapel Hill planning jurisdictions.

II. EXISTING CONNECTORS

Pathway Drive - From its current starting point just west of Cobblestone Drive to a point approximately 1200 ft east of its intersection with Robert Hunt Drive.

Stratford Drive - Southward from Homestead Road within the Wexford Subdivision.

III. PROPOSED ARTERIALS

Eubanks Road Extension (Alt 1) - Westward from its intersection with Rogers Road to a proposed connection with Ellis Road just outside of the planning jurisdiction.

Lake Hogan Farm Road Extension - Northward from Homestead Road to its extension with the proposed Eubanks Road extension.

Homestead Road/Old 86 Connector - Eastward from a location along Old 86 to a connection west of the Wexford Subdivision. The location is southeast of the Calvander community.

Seawell School Road/Homestead Road Connector - Eastward from Homestead Road to a connection with Seawell School Road.

IV. PROPOSED CONNECTORS

Tripp Farm Road - Northward from Hillsborough Road to its intersection with the proposed Seawell School/Homestead Road Connector.

Pathway Drive - Westward from its intersection with Cobblestone Drive to an intersection with the Cates Farm Connector Road. Eastward from its current terminus to Seawell School Road.

Cates Farm Connector - Northward from Hillsborough Road to a connection with Stratford Drive in the Wexford Subdivision.

East/West connector between the proposed Lake Hogan Farm Extension to Old 86.

Tallyho Trail - Westward from its present terminus to an intersection with the proposed Lake Hogan Farm Extension.

**A RESOLUTION REQUESTING THE CARRBORO BOARD OF ALDERMEN
TO ADOPT THE CONNECTOR ROADS PLAN CONCEPT FOR THE
CARRBORO NORTHERN TRANSITION AREA.**

WHEREAS, the TAB was charged by the Board of Aldermen to study and make recommendations regarding transportation planning in general, and connector roads in particular, for the Carrboro Northern Transition Area; and,

WHEREAS, the Small Area Planning Work Group was charged by the Board of Aldermen to study and make recommendations regarding land-use planning for the Carrboro Northern Transition Area; and,

WHEREAS, land-use and transportation planning are necessarily interconnected in the development of any comprehensive planning strategy; and,

WHEREAS, the TAB has formulated a concept for a roadway network within the Carrboro Northern Transition Area that utilizes connector and arterial roads in a grid-like pattern; and,

WHEREAS, an effective connector roads plan facilitates the implementation of mass transit; and,

WHEREAS, the TAB has analyzed the Carrboro Northern Transition Area and routed the major roads to avoid environmentally sensitive areas, historical sites, and existing homesites and subdivisions; and,

WHEREAS, preliminary site plans currently being submitted by developers for the Carrboro Northern Transition Area are encouraged to be consistent with the goals and objectives for development in the Carrboro Northern Transition Area, and will be reviewed by the Town; and,

WHEREAS, the aforementioned circumstances have demonstrated a need to provide guidance for development in the Carrboro Northern Transition Area while the Work Group's study is taking place.

**NOW THEREFORE, BE IT RESOLVED THAT THE TAB SUBMITS TO THE
CARRBORO BOARD OF ALDERMEN THE NORTHERN TRANSITION AREA
CONNECTOR ROADS PLAN AS THE RECOMMENDED CONCEPT.**

The following resolution was introduced by Alderman _____ and duly seconded by Alderman _____.

A RESOLUTION ADOPTING THE CONNECTOR ROADS PLAN CONCEPT FOR THE CARRBORO NORTHERN TRANSITION AREA.

WHEREAS, the TAB was charged by the Board of Aldermen to study and make recommendations regarding transportation planning in general, and connector roads in particular, for the Carrboro Northern Transition Area; and,

WHEREAS, the Small Area Planning Work Group was charged by the Board of Aldermen to study and make recommendations regarding land-use planning for the Carrboro Northern Transition Area; and,

WHEREAS, land-use and transportation planning are necessarily interconnected in the development of any comprehensive planning strategy; and,

WHEREAS, the TAB has formulated a concept for a roadway network within the Carrboro Northern Transition Area that utilizes connector and arterial roads in a grid-like pattern; and,

WHEREAS, an effective connector roads plan facilitates the implementation of mass transit; and,

WHEREAS, the TAB has analyzed the Carrboro Northern Transition Area and routed the major roads to avoid environmentally sensitive areas, historical sites, and existing homesites and subdivisions; and,

WHEREAS, preliminary site plans currently being submitted by developers for the Carrboro Northern Transition Area are encouraged to be consistent with the goals and objectives for development in the Carrboro Northern Transition Area, and will be reviewed by the Town; and,

WHEREAS, the aforementioned circumstances have demonstrated a need to provide guidance for development in the Carrboro Northern Transition Area while the Work Group's study is taking place.

NOW THEREFORE, BE IT RESOLVED THAT THE CARRBORO BOARD OF ALDERMEN ADOPTS THE NORTHERN TRANSITION AREA CONNECTOR ROADS PLAN AS THE RECOMMENDED CONCEPT.

SMALL AREA PLANNING WORK GROUP

December 16, 1993

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

TAB CONNECTOR ROADS PLAN CONCEPT FOR THE NORTHERN TRANSITION AREA

MOTION WAS MADE BY CAROL-ANN GREENSLADE AND SECONDED BY MIKE HUGHES THAT THE SMALL AREA PLANNING WORK GROUP ENDORSES THE RESOLUTION ENTITLED, "A RESOLUTION REQUESTING THE CARRBORO BOARD OF ALDERMEN TO ADOPT THE CONNECTOR ROADS PLAN CONCEPT FOR THE CARRBORO NORTHERN TRANSITION AREA", PROVIDED:

1. That a statement about grid-like traffic patterns and mass transit be included in the resolution.
2. That, on the accompanying aerial photograph, all roads through undeveloped land areas be displayed as *dashed lines*.

VOTE: AFFIRMATIVE ALL.

Robin Lackey 12/21/93
Robin Lackey, Chairman date

The following resolution was introduced by Alderman Shetley and duly seconded by Alderman Anderson.

**A RESOLUTION ADOPTING THE CONNECTOR ROADS PLAN CONCEPT FOR
THE CARRBORO NORTHERN TRANSITION AREA.**

Resolution No. 39/93-94

WHEREAS, the TAB was charged by the Board of Aldermen to study and make recommendations regarding transportation planning in general, and connector roads in particular, for the Carrboro Northern Transition Area; and,

WHEREAS, the Small Area Planning Work Group was charged by the Board of Aldermen to study and make recommendations regarding land-use planning for the Carrboro Northern Transition Area; and,

WHEREAS, land-use and transportation planning are necessarily interconnected in the development of any comprehensive planning strategy; and,

WHEREAS, the TAB has formulated a concept for a roadway network within the Carrboro Northern Transition Area that utilizes connector and arterial roads in a grid-like pattern; and,

WHEREAS, an effective connector roads plan facilitates the implementation of mass transit; and,

WHEREAS, the TAB has analyzed the Carrboro Northern Transition Area and routed the major roads to avoid environmentally sensitive areas, historical sites, and existing homesites and subdivisions; and,

WHEREAS, preliminary site plans currently being submitted by developers for the Carrboro Northern Transition Area are encouraged to be consistent with the goals and objectives for development in the Carrboro Northern Transition Area, and will be reviewed by the Town; and,

WHEREAS, the aforementioned circumstances have demonstrated a need to provide guidance for development in the Carrboro Northern Transition Area while the Work Group's study is taking place.

NOW THEREFORE, BE IT RESOLVED THAT THE CARRBORO BOARD OF ALDERMEN ADOPTS THE NORTHERN TRANSITION AREA CONNECTOR ROADS PLAN AS THE RECOMMENDED CONCEPT.

Section 1. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 8th day of February, 1994:

Ayes: Michael Nelson, Randy Marshall, Eleanor Kinnaird, Frances Shetley,
Hank Anderson

Noes: Jay Bryan, Jacquelyn Gist

Absent or Excused: None

BOARD OF ALDERMEN

ITEM NO. F(4)

AGENDA ITEM ABSTRACT

MEETING DATE: February 8, 1994

SUBJECT: Resolution Requesting Approval from the Local Government Commission to Use All Revenues from the One-Half Percent Sales Tax for Purposes Other Than Water and Sewer Facilities

DEPARTMENT: Administrative Services	PUBLIC HEARING: YES ____ No <u>x</u>
ATTACHMENTS: Resolution	FOR INFORMATION CONTACT: Larry Gibson, 968-7701

Purpose:

The Town must set aside a portion of our sales tax receipts (approximately) for water and sewer capital needs unless we obtain a waiver from the Local Government Commission. The administration has prepared a resolution petitioning the Local Government Commission to extend our present exempt status.

Analysis:

In Fiscal Year 1992-93, the Town of Carrboro received \$323,810 from the one-half cent sales tax levy authorized in 1986 (Article 42). Under State Statutes, Carrboro will be obligated to commit 30 percent of these funds for water and sewer projects in FY1994-95, unless the N.C. Local Government Commission waives the requirement.

The Local Government Commission has granted an exemption for the past eight fiscal years because Carrboro does not operate a water and sewer system. However, the town has been required to petition the Local Government Commission every two years to sustain the exemption. Our current exemption expires June 30, 1994.

The attached resolution petitions the Local Government Commission to extend our present exempt status for two additional years. The town staff estimates that without this exemption, our general fund would lose approximately \$102,000 in revenue during each of the next two fiscal years- the equivalent of 2.31 cents on the tax rate.

Action Requested:

The Town administration requests that the Board adopt the attached resolution seeking approval from the Local Government Commission to use all of the revenues from the sales tax for general purposes other than water and sewer capital needs.

The following resolution was introduced by Alderman _____ and duly seconded by Alderman _____.

**A RESOLUTION REQUESTING APPROVAL FROM THE LOCAL GOVERNMENT
COMMISSION FOR THE TOWN TO USE ALL OF THE REVENUES FROM
THE ONE-HALF PERCENT SALES TAX FOR PURPOSES OTHER
THAN WATER OR SEWER FACILITIES**

Resolution No. 37/93-94

WHEREAS, the Town of Carrboro has not operated a water or sewer system since 1977; and

WHEREAS, water and sewer facilities are provided to the Town of Carrboro and other areas within southern Orange County by the Orange Water and Sewer Authority (OWASA), a separate, incorporated unit of local government duly constituted under G.S. Chapter 162A; and

WHEREAS, OWASA, not the Town of Carrboro, is responsible for meeting the projected capital needs for water and wastewater within OWASA's service area; and

WHEREAS, OWASA has the financial resources through its rate structure and bonding authority to meet the water and wastewater capital needs of its service area; and

WHEREAS, it clearly appears that OWASA can meet all of its capital needs during the petition period;

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

Section 1. This petition shall apply to the period beginning July 1, 1994 - June 30, 1996.

Section 2. During the petition period, as set forth in Section 1, the Board of Aldermen requests that the Local Government Commission authorize the town to use all of the revenues generated by the additional one-half percent sales tax for purposes other than water and sewer facilities.

Section 3. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 8th day of February, 1994:

Ayes:

Noes:

Absent or Excused:

The following resolution was introduced by Alderman Marshall and duly seconded by Alderman Shetley.

**A RESOLUTION REQUESTING APPROVAL FROM THE LOCAL GOVERNMENT
COMMISSION FOR THE TOWN TO USE ALL OF THE REVENUES FROM
THE ONE-HALF PERCENT SALES TAX FOR PURPOSES OTHER
THAN WATER OR SEWER FACILITIES
Resolution No. 37/93-94**

WHEREAS, the Town of Carrboro has not operated a water or sewer system since 1977; and

WHEREAS, water and sewer facilities are provided to the Town of Carrboro and other areas within southern Orange County by the Orange Water and Sewer Authority (OWASA), a separate, incorporated unit of local government duly constituted under G.S. Chapter 162A; and

WHEREAS, OWASA, not the Town of Carrboro, is responsible for meeting the projected capital needs for water and wastewater within OWASA's service area; and

WHEREAS, OWASA has the financial resources through its rate structure and bonding authority to meet the water and wastewater capital needs of its service area; and

WHEREAS, it clearly appears that OWASA can meet all of its capital needs during the petition period;

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

Section 1. This petition shall apply to the period beginning July 1, 1994 - June 30, 1996.

Section 2. During the petition period, as set forth in Section 1, the Board of Aldermen requests that the Local Government Commission authorize the town to use all of the revenues generated by the additional one-half percent sales tax for purposes other than water and sewer facilities.

Section 3. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this 8th day of February, 1994:

Ayes: Michael Nelson, Randy Marshall, Eleanor Kinnaird, Frances Shetley, Jay Bryan

Noes: Hank Anderson, Jacquelyn Gist

Absent or Excused: None

I, Sarah C. Williamson, Town Clerk of the Town of Carrboro, North Carolina, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Carrboro Board of Aldermen at its meeting held on Tuesday, February 8, 1994.

Town Clerk

BOARD OF ALDERMEN

ITEM NO. F(5)

AGENDA ITEM ABSTRACT

MEETING DATE: February 8, 1994

SUBJECT: Appointments to Boards

DEPARTMENT: n/a	PUBLIC HEARING: YES ____ NO <u>x</u>
ATTACHMENTS: Applications, Resolution	FOR INFORMATION CONTACT: Sarah Williamson, 968-7705

PURPOSE

There are terms on all advisory boards expiring in February, 1994. Those whose terms are expiring were contacted to determine their interest in being re-appointed. In addition, these seats were advertised. The Chairs were contacted and their recommendations are included for the Board's consideration.

ANALYSIS

The following terms are due to expire in February, 1994:

Board of Adjustment - William Thornton, Errol McCauley, Allen Spalt
Planning Board - Robin Lackey, Sally Efird, Toy Cheek
Appearance Commission/NPDC - Ann Leonard, Giles Blunden
Transportation Advisory Board - Neal Mochel, Dazzie Lane
Parks & Recreation Commission - Doris Murrell, Ruth Strowd, David Griffiths*
Cable T.V. Committee - Clark Lohse*
Human Services Commission - Gina Powell*
Cemetery Commission - Cleo Perry
Downtown Development Commission - Charles Ward, David Summer

Note: Those individuals with an asterisks () by their names do not wish to be re-appointed.

These seats were also advertised. The Town Clerk currently has applications from the following individuals: Dick Beeson, John Poteat, Craig Land, Michael Hughes, Kevin Fitzgerald, Alex Zaffron, Jon Thomas, Jeannie Garten, Trip Overholt, Jeanne Duggan, Catherine Peele, Andrew Cohen, Rudolph Gregory. These applications were forwarded to the respective chairs.

SUMMARY

The following individuals desire re-appointment and the chairs of the respective boards recommend their re-appointments:

Board of Adjustment - William Thornton, Errol McCauley, Allen Spalt
Planning Board - Robin Lackey, Sally Efird, Toy Cheek
Appearance Commission/NPDC - Ann Leonard, Giles Blunden
Transportation Advisory Board - Neal Mochel, Dazzie Lane
Parks & Recreation Commission - Doris Murrell, Ruth Strowd
Cable T.V. Committee (none)
Human Services Commission (none)
Cemetery Commission - Cleo Perry
Downtown Development Commission - Charles Ward, David Summer

In addition, the Chair of the Planning Board recommends that Andrew Cohen be appointed to a vacant in-town seat on the Planning Board.

If the Board wishes to recommend Toy Cheek be re-appointed to the Planning Board, a resolution requesting the County Commissioners to make this appointment because Mr. Cheek's position is an extraterritorial seat appointed by the County Commissioners.

Recommendation

The chairs of the respective boards recommend the appointment of individuals listed under the "Summary" section of this agenda abstract.

Action Requested

To make appointments to advisory boards and adopt a resolution requesting the Orange County Board of Commissioners to re-appoint Toy Cheek to an extraterritorial seat on the Planning Board.

TOWN OF CARRBORO
APPLICATION FOR MEMBERSHIP ON ADVISORY BOARDS

Name DICK BEESON Date 2/14/89
Address 113 BRUTON DR., CHAPEL HILL, NC 27516
Is this address located within the corporate limits of the Town of Carrboro? YES
Phone (Home) 933-0041 (Business) 968-1901
Date of Birth 9/1/33 Race W Sex M
Occupation REALTOR RE/MAX TRIANGLE REALTY
Community Activities and Organizational Memberships UNIVERSITY METHODIST CHURCH, CHAPEL HILL BOARD OF REALTORS
Are you a registered voter of Orange County? YES
Length of residence in Orange County 7 1/2 Town of Carrboro 6 1/2

I wish to be considered for appointment to the following advisory board(s):

<input type="checkbox"/> Board of Adjustment	<u>2</u> Planning Board
<input checked="" type="checkbox"/> Appearance Commission	<input type="checkbox"/> Transportation Advisory Board
<input type="checkbox"/> Cable T.V. Committee	<input type="checkbox"/> Parks & Recreation Commission
<input type="checkbox"/> Human Services Commission	<input type="checkbox"/> Cemetery Commission
<input type="checkbox"/> OWASA Board of Directors	<u>1</u> Downtown Development Commission
<input type="checkbox"/> Orange County Economic Development Commission	

If you apply for membership on more than one advisory board, please indicate your preference by number, with 1 being your first choice (please limit your selection to two boards). 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.

Experience to aid you in working on these advisory boards: SEVEN YEARS IN REAL ESTATE, COLLEGE TEACHER OF ECONOMICS FOR MANY YEARS.

Reason(s) you wish to be appointed: I AM INTERESTED IN HELPING PROMOTE CAREFULLY PLANNED, BENEFICIAL DEVELOPMENT IN THE CARRBORO AREA.

Have you ever served on any Town of Carrboro advisory board? If so, which one(s)? NO

RECEIVED FEB 15 1989

TOWN OF CARRBORO
APPLICATION FOR MEMBERSHIP ON ADVISORY BOARDS

Name John Thomas Poteat Sr Date 11/5/90

Address 105 lantern way Carrboro NC

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

Phone (Home) 929 6080 (Business) 693 8783

Date of Birth 5/9/58 Race B Sex M

Occupation Waste water Plant Manager

Community Activities and Organizational Memberships _____

Are you a registered voter of Orange County? Yes

Length of residence in Orange County 11 1/2 Town of Carrboro 6

I wish to be considered for appointment to the following advisory board(s):

- | | |
|--|--|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Planning Board |
| <input type="checkbox"/> Appearance Commission | <input type="checkbox"/> Transportation Advisory Board |
| <input checked="" type="checkbox"/> 3 Cable T.V. Committee | <input type="checkbox"/> Parks & Recreation Commission |
| <input checked="" type="checkbox"/> 2 Human Services Commission | <input type="checkbox"/> Cemetery Commission |
| <input checked="" type="checkbox"/> 1 OWASA Board of Directors | <input type="checkbox"/> Downtown Development Commission |
| <input type="checkbox"/> Orange County Economic Development Commission | |
| <input type="checkbox"/> Other | |

If you apply for membership on more than one advisory board, please indicate your preference by number, with 1 being your first choice (please limit your selection to two boards). 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.

Experience to aid you in working on these advisory boards: I use to work for OWASA. I have 12 years Exp in waste water treatment. I am a grade 4 operator. I am presently serving on the waste water schools committee.

Reason(s) you wish to be appointed: Get more involved in the Community.

Have you ever served on any Town of Carrboro advisory board? If so, which one(s)? water shed task force

RECEIVED NOV 14 1990

TOWN OF CARRBORO
APPLICATION FOR MEMBERSHIP ON ADVISORY BOARDS

Name CRAIG LAND Date 3/11/91

Address 406 OAK AVENUE CARRBORO, N.C. 27510

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

Phone (Home) 967-4045 (Business) 470-6137

Date of Birth 1-30-61 Race BLACK Sex MALE

Occupation PSYCHIATRIC TECHNICIAN / NURSING STUDENT (RN IN MAY '91)

Community Activities and Organizational Memberships _____

YOUTH LEAGUE SOCCER COACH (RAINBOW) X 3 YEARS

Are you a registered voter of Orange County? yes

Length of residence in Orange County 30 years Town of Carrboro 9 mos

I wish to be considered for appointment to the following advisory board(s):

<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Appearance Commission	<input type="checkbox"/> Transportation Advisory Board
<input checked="" type="checkbox"/> Cable T.V. Committee	<input type="checkbox"/> Parks & Recreation Commission
<input type="checkbox"/> Human Services Commission	<input type="checkbox"/> Cemetery Commission
<input type="checkbox"/> OWASA Board of Directors	<input type="checkbox"/> Downtown Development Commission
<input type="checkbox"/> Orange County Economic Development Commission	
_____ Other	

If you apply for membership on more than one advisory board, please indicate your preference by number, with 1 being your first choice (please limit your selection to two boards). 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.

Experience to aid you in working on these advisory boards: Student
Advisory Board Durham Tech. Community College

Reason(s) you wish to be appointed: I have made numerous
complaints to Alert Cable regarding their service and rates
which are higher than other area cable service

Have you ever served on any Town of Carrboro advisory board? If so, which one(s)? no

RECEIVED MAR 12 1991
Reconfirmed Interest: 1/20/93

TOWN OF CARRBORO
APPLICATION FOR MEMBERSHIP ON ADVISORY BOARDS

Name Susan Hlin Date 1/19/93

Address 402 Bennett Dr. Carrboro NC 27510

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

Phone (Home) 919-2565 (Business) 578-2622

Date of Birth 1/31/52 Race W Sex F

Occupation Speech Language Pathologist

Community Activities and Organizational Memberships _____

P.T.O. Chap. 264.5. and T.O. Carrboro T.O.

Are you a registered voter of Orange County? Yes

Length of residence in Orange County 6 yrs. Town of Carrboro 6 yrs.

I wish to be considered for appointment to the following advisory board(s):

<input type="checkbox"/> Board of Adjustment	<input checked="" type="checkbox"/> Planning Board
<input checked="" type="checkbox"/> Appearance Commission	<input type="checkbox"/> Transportation Advisory Board
<input type="checkbox"/> Cable T.V. Committee	<input type="checkbox"/> Parks & Recreation Commission
<input type="checkbox"/> Human Services Commission	<input type="checkbox"/> Cemetery Commission
<input type="checkbox"/> OWASA Board of Directors	<input checked="" type="checkbox"/> Downtown Development Commission
<input type="checkbox"/> Orange County Economic Development Commission	<input type="checkbox"/> Other

If you apply for membership on more than one advisory board, please indicate your preference by number, with 1 being your first choice (please limit your selection to two boards). 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.

Experience to aid you in working on these advisory boards: _____

Reason(s) you wish to be appointed: I am interested and committed to seeing that the Town of Carrboro continues to grow in a way that meets the needs of its residents both in utility and aesthetics.

Have you ever served on any Town of Carrboro advisory board? If so, which one(s)? No

RECEIVED JAN 27 1993
Reconfirmed Interest in Serving
1/27/93

TOWN OF CARRBORO
APPLICATION FOR MEMBERSHIP ON ADVISORY BOARDS

Name MICHAEL M. HUGHES Date 10/14/91
Address 126 COBBLESTONE DRIVE, CHAPEL HILL, NC 27516

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

Phone (Home) 942-7531 (Business) 947-2800

Date of Birth 8/8/53 Race W Sex M

Occupation CONSULTING ENGINEER - CIVIL/ENVIRONMENTAL

Community Activities and Organizational Memberships NONE

Are you a registered voter of Orange County? Yes

Length of residence in Orange County 2 Town of Carrboro 2

I wish to be considered for appointment to the following advisory board(s):

<input type="checkbox"/> Board of Adjustment	<input checked="" type="checkbox"/> Planning Board
<input type="checkbox"/> Appearance Commission	<input type="checkbox"/> Transportation Advisory Board
<input type="checkbox"/> Cable T.V. Committee	<input type="checkbox"/> Parks & Recreation Commission
<input type="checkbox"/> Human Services Commission	<input type="checkbox"/> Cemetery Commission
<input type="checkbox"/> OWASA Board of Directors	<input type="checkbox"/> Downtown Development Commission
<input type="checkbox"/> Orange County Economic Development Commission	<input type="checkbox"/> Other

If you apply for membership on more than one advisory board, please indicate your preference by number, with 1 being your first choice (please limit your selection to two boards). 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.

Experience to aid you in working on these advisory boards: I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NORTH CAROLINA WITH SUBSTANTIAL EXPERIENCE IN PUBLIC WORKS, PLANNING, SUBDIVISION DESIGN AND GENERAL CIVIL ENGINEERING.
Reason(s) you wish to be appointed: TO BE ABLE TO CONTRIBUTE TO THE GROWTH OF THE TOWN.

Have you ever served on any Town of Carrboro advisory board? No If so, which one(s)?

RECEIVED OCT 16 1991

TOWN OF CARRBORO
APPLICATION FOR MEMBERSHIP ON ADVISORY BOARDS

Name KEVIN C. FITZGERALD Date JAN 29, 1992

Address E-3 FENWAY PARK CARRBORO, N.C. 27510-1954

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

Phone (Home) 929-3361 (Business) 990-5727

Date of Birth 09/29/65 Race WHITE Sex MALE

Occupation PHARMACIST, GLAXO INC., RTP, N.C.

Community Activities and Organizational Memberships Tutor-SHEPARD
MIDDLE SCHOOL-DURHAM

Are you a registered voter of Orange County? YES

Length of residence in Orange County 3yr 7mo Town of Carrboro 3yr 7mo

I wish to be considered for appointment to the following advisory board(s):

<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Appearance Commission	<input type="checkbox"/> Transportation Advisory Board
<input type="checkbox"/> Cable T.V. Committee	<input type="checkbox"/> Parks & Recreation Commission
<input checked="" type="checkbox"/> Human Services Commission	<input type="checkbox"/> Cemetery Commission
<input type="checkbox"/> OWASA Board of Directors	<input type="checkbox"/> Downtown Development Commission
<input type="checkbox"/> Orange County Economic Development Commission	
	<input type="checkbox"/> Other

If you apply for membership on more than one advisory board, please indicate your preference by number, with 1 being your first choice (please limit your selection to two boards). 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.

Experience to aid you in working on these advisory boards: As a
PHARMACIST I HAVE A SENSE OF THE NEEDS OF MANY INDIVIDUALS AND
ORGANIZATIONS.

Reason(s) you wish to be appointed: INVOLVEMENT IN COMMUNITY SERVICE

Have you ever served on any Town of Carrboro advisory board? If so, which one(s)? No

RECEIVED JAN 28 1992

TOWN OF CARRBORO
APPLICATION FOR MEMBERSHIP ON ADVISORY BOARDS

Name R. Alexander Zeffron Date 9/17/93

Address 100 Old Pittsboro Rd., Carrboro

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

Phone (Home) (919) 933-8950 (Business) (919) 929-7759

Date of Birth 02/24/62 Race W Sex M

Occupation Data Specialist - Market Research

Community Activities and Organizational Memberships 2nd Vice-Chair

Orange Co. Democratic Party, Chair, Carrboro Transportation Advisory Board
Steering Committee, CH-Carrboro Fair-Share

Are you a registered voter of Orange County? yes

Length of residence in Orange County 26 yrs Town of Carrboro 5

I wish to be considered for appointment to the following advisory board(s):

<input type="checkbox"/> Board of Adjustment	<input checked="" type="checkbox"/> Planning Board
<input type="checkbox"/> Appearance Commission	<input type="checkbox"/> Transportation Advisory Board
<input type="checkbox"/> Cable T.V. Committee	<input type="checkbox"/> Parks & Recreation Commission
<input type="checkbox"/> Human Services Commission	<input type="checkbox"/> Cemetery Commission
<input type="checkbox"/> OWASA Board of Directors	<input checked="" type="checkbox"/> Downtown Development Commission
<input type="checkbox"/> Orange County Economic Development Commission	<input type="checkbox"/> Other

If you apply for membership on more than one advisory board, please indicate your preference by number, with 1 being your first choice (please limit your selection to two boards). 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.

Experience to aid you in working on these advisory boards: I have
had experience on both sides of the fence in downtown development - we
involved in attempting to open a new business in Carrboro and have participated - over

Reason(s) you wish to be appointed: I have an intense interest in
promoting the continued vitalization of Carrboro's downtown business
district

Have you ever served on any Town of Carrboro advisory board? If so, which one(s)? yes - T.A.B. Appointed 1990 - Chair 1990 - present
Currently also serve on the Small Area Planning Work Group

RECEIVED SEP 17 1993

TOWN OF CARRBORO
APPLICATION FOR MEMBERSHIP ON ADVISORY BOARDS

Name Jon Thomas Date 1/6/93

Address 114 Carol St

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

Phone (Home) 932-3466 (Business) 929-2708

Date of Birth 9/24/65 Race White Sex Male

Occupation Cook/Bartender

Community Activities and Organizational Memberships _____

Are you a registered voter of Orange County? yes

Length of residence in Orange County 4 mos Town of Carrboro 11 mos

I wish to be considered for appointment to the following advisory board(s):

<input type="checkbox"/> Board of Adjustment	<input checked="" type="checkbox"/> Planning Board
<input type="checkbox"/> Appearance Commission	<input type="checkbox"/> Transportation Advisory Board
<input type="checkbox"/> Cable T.V. Committee	<input type="checkbox"/> Parks & Recreation Commission
<input type="checkbox"/> Human Services Commission	<input type="checkbox"/> Cemetery Commission
<input type="checkbox"/> OWASA Board of Directors	<input type="checkbox"/> Downtown Development Commission
<input type="checkbox"/> Orange County Economic Development Commission	<input type="checkbox"/> Other

If you apply for membership on more than one advisory board, please indicate your preference by number, with 1 being your first choice (please limit your selection to two boards). 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.

Experience to aid you in working on these advisory boards: Masters Degree in Environmental History

Reason(s) you wish to be appointed: To use my education, and gain experience

Have you ever served on any Town of Carrboro advisory board? If so, which one(s)? No

RECEIVED JAN 12 1993

TOWN OF CARRBORO
APPLICATION FOR MEMBERSHIP ON ADVISORY BOARDS

Name Jannice Garten Date 29 Sept 1993

Address 213 Homestead Rd., Chapel Hill 27516

Is this address located within the corporate limits of the Town of Carrboro? - Calvander

Phone (Home) 968-6956 (Business) 286-9249

Date of Birth 3-1-65 Race Caucasian Sex female

Occupation Development Director, NC Occupational Safety & Health

Community Activities and Organizational Memberships Green Party,

NC Balance & Accuracy in Journalism, Haw River Assembly,
Center for Peace Education,

Are you a registered voter of Orange County? yes

Length of residence in Orange County 6 yrs Town of Carrboro

I wish to be considered for appointment to the following advisory board(s):

<input type="checkbox"/> Board of Adjustment	<input checked="" type="checkbox"/> Planning Board (Transition Zone)
<input type="checkbox"/> Appearance Commission	<input type="checkbox"/> Transportation Advisory Board
<input type="checkbox"/> Cable T.V. Committee	<input type="checkbox"/> Parks & Recreation Commission
<input type="checkbox"/> Human Services Commission	<input type="checkbox"/> Cemetery Commission
<input type="checkbox"/> OWASA Board of Directors	<input type="checkbox"/> Downtown Development Commission
<input type="checkbox"/> Orange County Economic Development Commission	<input type="checkbox"/> Other

If you apply for membership on more than one advisory board, please indicate your preference by number, with 1 being your first choice (please limit your selection to two boards). 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.

Experience to aid you in working on these advisory boards: training in sustainable community design, group process skills, media relations, founding organizer of "Co-Housing" community in Carrboro

Reason(s) you wish to be appointed: I want to have a positive impact in the future development of Carrboro & Calvander.

Have you ever served on any Town of Carrboro advisory board? If so, which one(s)? No

RECEIVED OCT 4 1993

TOWN OF CARRBORO
APPLICATION FOR MEMBERSHIP ON ADVISORY BOARDS

Name TRIP OVERHOLT Date 10/7

Address 540A Dogwood Drive Chapel Hill NC 27516

Is this address located within the corporate limits of the Town of Carrboro? NO

Phone (Home) 967-9311 (Business) 929-7844

Date of Birth 06/21/57 Race W Sex M

Occupation OWNER- EARTHWALES

Community Activities and Organizational Memberships NONE

Are you a registered voter of Orange County? YES

Length of residence in Orange County 3 yrs Town of Carrboro 0

I wish to be considered for appointment to the following advisory board(s):

<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Appearance Commission	<input type="checkbox"/> Transportation Advisory Board
<input type="checkbox"/> Cable T.V. Committee	<input type="checkbox"/> Parks & Recreation Commission
<input type="checkbox"/> Human Services Commission	<input type="checkbox"/> Cemetery Commission
<input type="checkbox"/> OWASA Board of Directors	<input checked="" type="checkbox"/> Downtown Development Commission
<input type="checkbox"/> Orange County Economic Development Commission	<input type="checkbox"/> Other

If you apply for membership on more than one advisory board, please indicate your preference by number, with 1 being your first choice (please limit your selection to two boards). 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.

Experience to aid you in working on these advisory boards: BUSINESS OWNER

Reason(s) you wish to be appointed: IMPROVE DOWNTOWN BUSINESS ENVIRONMENT

Have you ever served on any Town of Carrboro advisory board? If so, which one(s)? NO

RECEIVED OCT 7 1993

TOWN OF CARRBORO
APPLICATION FOR MEMBERSHIP ON ADVISORY BOARDS

Name Jeanne P. Duggan Date 10-17-93
Address 506 Bolin Creek Mailing address: Box 936
Carrboro, NC
Is this address located within the corporate limits of the Town of Carrboro? Yes 27570
Phone (Home) 919-929-5497 (Business) 919-968-1800
Date of Birth 4-26-26 Race White Sex Female
Occupation Travel Agent
Community Activities and Organizational Memberships _____

Are you a registered voter of Orange County? Yes

Length of residence in Orange County 15 Town of Carrboro 14 yrs.

I wish to be considered for appointment to the following advisory board(s):

<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Appearance Commission	<input type="checkbox"/> Transportation Advisory Board
<input type="checkbox"/> Cable T.V. Committee	<input type="checkbox"/> Parks & Recreation Commission
<input type="checkbox"/> Human Services Commission	<input type="checkbox"/> Cemetery Commission
<input type="checkbox"/> OWASA Board of Directors	<input checked="" type="checkbox"/> Downtown Development Commission
<input type="checkbox"/> Orange County Economic Development Commission	<input type="checkbox"/> Other _____

If you apply for membership on more than one advisory board, please indicate your preference by number, with 1 being your first choice (please limit your selection to two boards). 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.

Experience to aid you in working on these advisory boards:

I own a business in "Downtown" Carrboro & am vitally interested in keeping & attracting new businesses to Carrboro.

Reason(s) you wish to be appointed: I know the downtown merchants & some of the problems to be addressed & hopefully solved.

Have you ever served on any Town of Carrboro advisory board? If so, which one(s)? Yes - Human Services Adv. Board

RECEIVED OCT 19 1993

TOWN OF CARRBORO
APPLICATION FOR MEMBERSHIP ON ADVISORY BOARDS

Name Catherine Peele Date Nov. 11, 1993

Address 506 N. Greensboro St., Cedar Court #4, Carrboro

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

Phone (Home) 942-3656 (Business) N/A

Date of Birth 7-15-09 Race Caucasian Sex female

Occupation retired

Community Activities and Organizational Memberships _____

Learning-in-retirement groups: Shared Learning & Peer Learning.

Are you a registered voter of Orange County? yes

Length of residence in Orange County 15 yrs. Town of Carrboro 11 years

I wish to be considered for appointment to the following advisory board(s):

<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Appearance Commission	<input type="checkbox"/> Transportation Advisory Board
<input checked="" type="checkbox"/> Cable T.V. Committee	<input type="checkbox"/> Parks & Recreation Commission
<input type="checkbox"/> Human Services Commission	<input type="checkbox"/> Cemetery Commission
<input type="checkbox"/> OWASA Board of Directors	<input type="checkbox"/> Downtown Development Commission
<input type="checkbox"/> Orange County Economic Development Commission	<input type="checkbox"/> Other _____

If you apply for membership on more than one advisory board, please indicate your preference by number, with 1 being your first choice (please limit your selection to two boards). 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.

Experience to aid you in working on these advisory boards: _____

~~Have served on this committee before~~ _____

Reason(s) you wish to be appointed: _____

A number of things connected with cable service that we pushed for when I was on this committee before are coming to pass, and I'd like to help implement them.

Have you ever served on any Town of Carrboro advisory board? If so, which one(s)? Historic commission, appearance commission, Town Commons committee, cable committee, 200-year task force. T.A.B.

RECEIVED NOV 12 1993

TOWN OF CARRBORO
APPLICATION FOR MEMBERSHIP ON ADVISORY BOARDS

Name Andrew B. Cohen (Andy) Date 1-9-94

Address 205 Maple Avenue

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

Phone (Home) 929-9888 (Business) 821-8000

Date of Birth 6-17-63 Race W Sex M

Occupation Attorney

Community Activities and Organizational Memberships Cooperating Attorney, N.C. Civil Liberties Union; Member, Judea Reform Congregation

Are you a registered voter of Orange County? Yes

Length of residence in Orange County 19 yrs Town of Carrboro 3 yrs

I wish to be considered for appointment to the following advisory board(s):

<input type="checkbox"/> Board of Adjustment	<input checked="" type="checkbox"/> Planning Board
<input checked="" type="checkbox"/> Appearance Commission	<input type="checkbox"/> Transportation Advisory Board
<input type="checkbox"/> Cable T.V. Committee	<input type="checkbox"/> Parks & Recreation Commission
<input type="checkbox"/> Human Services Commission	<input type="checkbox"/> Cemetery Commission
<input type="checkbox"/> OWASA Board of Directors	<input type="checkbox"/> Downtown Development Commission
<input type="checkbox"/> Orange County Economic Development Commission	<input type="checkbox"/> Other

If you apply for membership on more than one advisory board, please indicate your preference by number, with 1 being your first choice (please limit your selection to two boards). 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.

Experience to aid you in working on these advisory boards: As a practicing Attorney and former federal court law clerk, I have dealt with zoning and planning issues from a legal perspective.

Reason(s) you wish to be appointed: To become more involved and active in my community; to serve the town of Carrboro

Have you ever served on any Town of Carrboro advisory board? If so, which one(s)? No.

RECEIVED JAN 10 1994

TOWN OF CARRBORO
APPLICATION FOR MEMBERSHIP ON ADVISORY BOARDS

Name Rudolph Stewart Gregory Date 1-12-94

Address 501 Jones Ferry Rd N8

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

Phone (Home) 932-9516 (Business) _____

Date of Birth 01-04-65 Race Caucasian Sex Male

Occupation Student, Public Administration at NCCU

Community Activities and Organizational Memberships Democratic Party

Are you a registered voter of Orange County? yes

Length of residence in Orange County 5 yrs Town of Carrboro 3 yrs

I wish to be considered for appointment to the following advisory board(s):

<input type="checkbox"/> Board of Adjustment	<input checked="" type="checkbox"/> 1 Planning Board
<input type="checkbox"/> Appearance Commission	<input type="checkbox"/> Transportation Advisory Board
<input type="checkbox"/> Cable T.V. Committee	<input type="checkbox"/> Parks & Recreation Commission
<input checked="" type="checkbox"/> 2 Human Services Commission	<input type="checkbox"/> Cemetery Commission
<input type="checkbox"/> OWASA Board of Directors	<input type="checkbox"/> Downtown Development Commission
<input type="checkbox"/> Orange County Economic Development Commission	<input type="checkbox"/> Other

If you apply for membership on more than one advisory board, please indicate your preference by number, with 1 being your first choice (please limit your selection to two boards). 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.

Experience to aid you in working on these advisory boards:

527 votes in the last election. No experience, but no preconceptions about how we might solve our problem.

Reason(s) you wish to be appointed: To serve the citizens of Carrboro and political ambitions. I'll work hard.

Have you ever served on any Town of Carrboro advisory board? If so, which one(s)? No

RECEIVED JAN 25 1994
FIRECL JAN 25 1994

TOWN OF CARRBORO
APPLICATION FOR MEMBERSHIP ON ADVISORY BOARDS

Name Andrew B. Cohen (Andy) Date 1-9-94

Address 205 Maple Avenue

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

Phone (Home) 929-9888 (Business) 821-8000

Date of Birth 6-17-63 Race W Sex M

Occupation Attorney

Community Activities and Organizational Memberships Cooperating Attorney, N.C. Civil Liberties Union; Member, Judea Reform Congregation

Are you a registered voter of Orange County? Yes

Length of residence in Orange County 19 yrs Town of Carrboro 3 yrs

I wish to be considered for appointment to the following advisory board(s):

<input type="checkbox"/> Board of Adjustment	<input checked="" type="checkbox"/> Planning Board
<input checked="" type="checkbox"/> Appearance Commission	<input type="checkbox"/> Transportation Advisory Board
<input type="checkbox"/> Cable T.V. Committee	<input type="checkbox"/> Parks & Recreation Commission
<input type="checkbox"/> Human Services Commission	<input type="checkbox"/> Cemetery Commission
<input type="checkbox"/> OWASA Board of Directors	<input type="checkbox"/> Downtown Development Commission
<input type="checkbox"/> Orange County Economic Development Commission	<input type="checkbox"/> Other

If you apply for membership on more than one advisory board, please indicate your preference by number, with 1 being your first choice (please limit your selection to two boards). 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.

Experience to aid you in working on these advisory boards: As a practicing Attorney and former federal court law clerk, I have dealt with zoning and planning issues from a legal perspective.

Reason(s) you wish to be appointed: To become more involved and active in my community; to serve the town of Carrboro

Have you ever served on any Town of Carrboro advisory board? If so, which one(s)? No.

RECEIVED JAN 10 1994

TOWN OF CARRBORO
APPLICATION FOR MEMBERSHIP ON ADVISORY BOARDS

Name Eddie Ellis Date 01-24-94

Address 102 CANTON COURT

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

Phone (Home) 967-4558 (Business) 967-8211 ext 221

Date of Birth 07-08-53 Race WHITE Sex MALE

Occupation MAINT MECH/GRNDSKPP - CHAPEL HILL - CARRBORO CITY SCHOOLS

Community Activities and Organizational Memberships P.T.A. BOARD;
PLAYGROUND CHAIRMAN, MEMBER Citizens For A SAFE CARRBORO, VOLUNTEER-PTA.

Are you a registered voter of Orange County? yes

Length of residence in Orange County 5 Town of Carrboro 13

I wish to be considered for appointment to the following advisory board(s):

<input type="checkbox"/> Board of Adjustment	<input type="checkbox"/> Planning Board
<input type="checkbox"/> Appearance Commission	<input type="checkbox"/> Transportation Advisory Board
<input type="checkbox"/> Cable T.V. Committee	<input checked="" type="checkbox"/> Parks & Recreation Commission
<input type="checkbox"/> Human Services Commission	<input type="checkbox"/> Cemetery Commission
<input type="checkbox"/> OWASA Board of Directors	<input type="checkbox"/> Downtown Development Commission
<input type="checkbox"/> Orange County Economic Development Commission	<input type="checkbox"/> Other

If you apply for membership on more than one advisory board, please indicate your preference by number, with 1 being your first choice (please limit your selection to two boards). 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.

Experience to aid you in working on these advisory boards:
PAST PRES. PITTSPORO J.C.'s, CHAPEL HILL CIVITAN CLUB, BOARD OF DIRECTORS - ARCO FOR ORANGE CO.
SPECIAL OLYMPIA VOLUNTEER & CO-ORDINATOR.

Reason(s) you wish to be appointed: I CARE AND WISH TO HELP WITH THE NEW BIKE PATH NEAR CARRBORO ELEM. AS WELL AS OTHER REC. ACTIVITIES. LANDSCAPING EXPERIENCE.

Have you ever served on any Town of Carrboro advisory board? If so, which one(s)? NONE

Ms. Mayor and Town of Carrboro Board of Aldermen:

I recently moved my family to North Carolina from California, where my wife and I had operated a cafe for 11 years. We quickly developed an appreciation for the Triangle area and Carrboro in particular, and decided it would be nice to open a restaurant here.

For the past 6 months I have been creating plans for a Mexican taqueria (a small scale restaurant featuring counter service with a few tables and booths for self serve dining.) to be located somewhere in the Town of Carrboro.

I plan to name it "CARRBURRITO'S"!

Seeking out a desirable location for the taqueria has been a top priority. A few of the sites have been attractive enough for me to pursue a purchase offer or lease agreement with the buildings' owner. But, after having studied the town zoning map and table of permissible uses for restaurants, it has become clear that many restrictions exist for a start-up operation such as mine.

In fact, it appears as though the ordinance dictating restaurants was written purposely to discourage standard restaurant operation anywhere but in the B1-C zone, an area roughly 1500 ft. wide by 1000 ft. deep, located in the center of town, or in the adjacent and smaller B-2 zone with a conditional use permit.

Opening the type of restaurant I propose in the B1-C zone would put me too near other similar style restaurants. Therefore, I find that the sites most appealing to me have all been situated within the B1-G zone. Although this is a zone approved for commercial use it severely limits food services to carry-out and delivery and only with a conditional use permit.

While Carrburrito's is not attempting to be a full service restaurant (full service meaning one that consists of a main dining room and offering table service), I do plan to provide a designated seating area for customers to use once they have picked up their order from the counter. Similar to the way a cafeteria operates.

In order that I, and others who may come after me, may enjoy participating in the retail environment of the Town of Carrboro as restaurant owners, I am requesting that the town leaders consider a text amendment to the current ordinance affecting restaurants that would allow on-premises dining in restaurants located within the B1-G zones.

Thank You,

William Fairbanks

210 Westbury Dr
CH 27516
932-1080

HIGHLIGHTS OF
REQUEST FOR TEXT AMENDMENT

- * Former restaurant owner desirous of doing business in Carrboro
- * Unable to find acceptable location for business start-up in designated zones.
- * One possible site lies just outside the B-2 zone directly next door to an existing restaurant.(e.g. the former Cablevision building next door to Maggie's Cafe)
- * Another possible site (the vacant building on the lot across Fidelity St. from the Carrboro Fire Station) offers ample room for dining and parking but lies in a zone (B1-G) allowing only carry-out and delivery.
- * Individual requests text amendment to allow on-premises dining in the B1-G zones.
- * A text amendment of this sort would be timely considering the population growth expected in the area in the next 5 years.
- * An informal survey of Carrboro business operators and neighboring residents has shown favorable response to the establishment of Carrburrito's in Carrboro.

M E M O R A N D U M

TO: Eleanor Kinnard, Mayor
Members, Board of Aldermen

FROM: ^{RWT} Roger W. Thorne
Purchasing Officer

RE: Police Department Space Needs Study

DATE: February 8, 1994

Town Staff is in the process of creating and distributing Requests for Proposals for comprehensive architectural services for the Police Department space needs study, as authorized on January 25, 1994, by the Board. Among other factors, we are asking responding architects and architectural corporations to indicate a "Not-to-Exceed" amount for their services if the Board decides to have the space needs study done and if their firm is selected to do the study.

Mike Brough, the Town Attorney, has advised me that G.S. 143-64.31 and 143-64.32 dealing with the procurement of architectural, engineering, and surveying services state that price cannot be a factor in the selection of firms to provide these services unless the "units of local government . . . in writing exempt particular projects from the provisions of this Article."

One condition under which local governments may exempt projects from the provisions of this Article are "proposed projects where an estimated professional fee is an amount less than thirty thousand dollars (\$30,000)." Staff anticipates fees for architectural services for this project to fall within this limit.

Therefore, to fulfill the requirements of G.S. 143-64.31 and 143-64.32, and to allow the Space Needs Study Review Committee to include price among their criteria for evaluating proposals, staff suggests that the mayor and Board of Aldermen accept this memorandum as a statement of policy concerning the evaluation of proposals for conducting the Police Department Space Needs Study, specifically: [whereas the anticipated professional fee for architectural services for the Police Department Space Needs Study is less than thirty thousand dollars (\$30,000.00), the Board of Aldermen hereby exempts this RFP from the requirements of G.S. 143-64.31 and will consider price in the decision whether to have the study done and in the selection of the firm to provide architectural services if the study is done. This exemption applies regardless of whether the Space Needs Study is restricted to the Police Department or if an alternate proposal to include all Town Hall departments is chosen.]

The following resolution was introduced by Alderman _____ and duly seconded by Alderman _____.

A RESOLUTION REQUESTING AN APPOINTMENT TO AN
EXTRATERRITORIAL SEAT ON THE CARRBORO PLANNING BOARD
Resolution No. 38/93-94

WHEREAS, as a result of a term expiration, it is necessary to appoint a person to a seat reserved on the Carrboro Planning Board for persons residing within the town's extraterritorial planning jurisdiction; and

WHEREAS, by state statute and town ordinance, the Orange County Board of Commissioners initially has the authority and responsibility to appoint extraterritorial members to the town's Planning Board.

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

Section 1. The Orange County Board of Commissioners is respectfully requested to re-appoint the following individual to an out-of-town seat on the Carrboro Planning Board:

Mr. Toy Cheek
831 Old Fayetteville Road
Chapel Hill, N.C. 27516

to the out-of-town seat expiring in February, 1997.

Section 2. If the Orange County Board of Commissioners fails to appoint persons willing to serve in the capacity described above within 90 days after receiving this resolution, then the Carrboro Board of Aldermen may make this appointment.

Section 3. The Town Clerk shall send a copy of this resolution to the Orange County Manager.

Section 4. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote, received the following vote and was duly adopted this ____ day of _____, 1994:

Ayes:

Noes:

Absent or Excused: