

existing stock of letterhead and/or need time to inform clients of the change, staff recommends that a sufficient amount of time be given to the applicant to enact the change. To that end, staff recommends that the Board of Aldermen include the following condition on the permit:

- That the property owner must work with the Town's GIS Administrator to satisfactorily resolve the permanent, physical address for the subject property. If an address change is necessary, then the property owner and/or any tenants using the property must begin using the new address within three (3) years of the date of issuance of this CUP Modification, unless a development application is brought forth for the neighboring property (301 Lloyd Street) before that time, in which case the new address must be utilized by the date of approval for the development application on the neighboring property.

Citizen Comment:

One citizen submitted comments related to the project by email. These comments are included as **Attachment K**.

RECOMMENDATION

Recently Adopted Policy:

As a reminder, the Board of Aldermen recently adopted a new policy, which in part states "it is anticipated that no action will be taken on items involving a public hearing until at least the first regular meeting following the completion of the public hearing." For this particular public hearing, the Administration reminds the Board of their September 16, 2003 action directing staff to expedite the review of this project to the extent it is possible to do so. With expedition in mind, the Board may wish to consider waiving the new policy on this particular occasion.

Administration's Recommendation:

The Administration recommends that the Board of Aldermen adopt the attached resolution approving the Minor Modification to the Carrboro Community Health Center Conditional Use Permit, subject to the following conditions:

1. That the construction plans for the project must include a gate enclosure so as to fully screen the dumpster area from all angles and off-site viewpoints;
2. That the property owner must work with the Town's GIS Administrator to satisfactorily resolve the permanent, physical address for the subject property. If an address change is necessary, then the property owner and/or any tenants using the property must begin using the new address within three (3) years of the date of issuance of this CUP Modification, unless a development application is brought forth for the neighboring property (301 Lloyd Street) before that time, in which case the new address must be utilized by the date of approval for the development application on the neighboring property.

Additionally, the Board may wish to consider discussing with the applicant the possibility of reducing the number of proposed parking spaces on the site and/or the possibility of incorporating a semi-pervious paving treatment for some number of parking spaces.

TOWN OF CARRBORO

LAND USE PERMIT APPLICATION



DATE: 10/30/03

FEE: \$500.00

APPLICANT: Michael L. Hammersley, PE.	OWNER: Piedmont Health Services Inc.
ADDRESS 222 Cloister Ct., PO Box 2368	ADDRESS: 121 Kingston Dr., PO Box 17179
CITY/STATE/ZIP Chapel Hill, NC 27515	CITY/STATE/ZIP Chapel Hill, NC 27516-7179
TELEPHONE/FAX: 919-401-8586 919-493-7306 PHONE: FAX:	TELEPHONE/FAX: 919-933-8494 919-933-9201 PHONE: FAX:

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Consultant	TAX MAP(S), BLOCK(S), LOT(S): 7.93 E 1
PROPERTY ADDRESS: 301 Lloyd St., Carrboro, NC 27510	PROPOSED LAND USE & USE CLASSIFICATION: Office - 3.120
PRESENT LAND USE & USE CLASSIFICATION: Medical Clinic - 7.100	LOT AREA: 1.97 Acres 86,152 Square Feet
ZONING DISTRICT(S) AND AREA WITHIN EACH (including Overlay Districts): CT, 1.97 AC	

# OF BUILDINGS TO REMAIN one (1)	GROSS FLOOR AREA 10,200 square feet
# OF BUILDINGS PROPOSED One (1) addition + one (1) accessory storage	GROSS FLOOR AREA (of proposed building or proposed addition) 5,998 square feet

NAME OF PROJECT/DEVELOPMENT: Corporate Office Building Addition to Carrboro Community Health Center

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

APPLICANT:

DATE: 10/30/03

OWNER:

DATE: 10/30/03

ORANGE COUNTY

BOOK 1036 PAGE 574

TOWN OF CARRBORO

9778-97-2366
7.93.E.1m

CONDITIONAL USE PERMIT GRANTED

On the date(s) listed below, the Board of Aldermen of the Town of Carrboro met and held a public hearing to consider the following application:

Applicant: Moses Carey

Owner: Fitch Lumber Company

Property Location: 400 Lloyd Street
(Street Address)

Tax Map 93 Block E Lot(s) 1 (part of)

Proposed Use of Property: To allow construction of a 10,200 sq. ft. Comprehensive Health Services Center with a future 6,000 sq. ft. addition on a 2.06-acre tract (which includes a 0.33-acre right-of-way with Southern Railroad.

Carrboro Land Use Ordinance Use Category: 7.100

Meeting Dates: August 25 and September 1, 1992

Having heard all the evidence and arguments presented at the hearing, the Board finds that the application is complete, that the application complies with all of the applicable requirements of the Carrboro Land Use Ordinance for the development proposed, and that therefore the application to make use of the above described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Land Use Ordinance and 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 pointed out specifically to the 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.

3) That a handicapped ramp be added in front of the main entrance to accommodate drop-off.

4) That "the future addition" and the parking that is needed for the addition be approved by the Board of Aldermen prior to issuance of a building permit for the addition.

5) That the parking stops be relocated within each space so that they provide a 3.5 foot vehicle overhang.

6) That a new easement document for the sanitary sewer easement which has been relocated be executed prior to construction plan approval.

7) That the Appearance Commission have an opportunity to review any future changes or additions to this project and that the dormers along the eastern facade be brought down closer to the edge of the roof in order to break even further the horizontal line of this elevation. That the vent lattice be a square lattice rather than the diagonal pattern, and that the building have a minimum overhang of 1 foot on all rake ends.

8) That a curb cut/handicapped ramp be included at the south end of the sidewalk onto the roadway to provide access.

9) That two (2) large shade trees be added at the southwestern corner of the northern lawn area of the site. All trees shown under the Duke Power easement shall meet Duke Power's height requirements and the town's Land Use Ordinance shading requirements for vehicle accommodation areas.

10) That the total number of handicapped parking spaces be increased to five (5) and that a bike rack be included on the plans.

This permit shall automatically expire within two years of the date of issuance if the use has not commenced or less than 10 percent (10%) of total cost of construction has been completed or there has been non-compliance with any other requirements of Section 15-62 of the Carrboro Land Use Ordinance.

All street construction on those streets proposed for acceptance by the Town of Carrboro shall be certified by an engineer. Engineering certification is the inspection by the developer's engineer of the street's subgrade, base material, asphalt paving, sidewalks and curb and gutter, when used. The developer's engineer shall be responsible for reviewing all compaction tests that are required for streets to be dedicated to the town. The developer's engineer shall certify that all work has been constructed to the town's construction specifications.

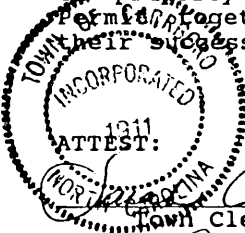
If this permit authorizes development on a tract of land in excess of one acre, nothing authorized by the permit may be done until the property owner properly executes and returns to the Town of Carrboro the attached acknowledgment of the issuance of this permit so that the town may have it recorded in the Orange County Registry.

NORTH CAROLINA

ORANGE COUNTY

IN WITNESS WHEREOF, the Town of Carrboro has caused this permit to be issued in its name, and the undersigned being all of the property above described, do hereby accept this Conditional Use Permit together with all its conditions, as binding upon them and their successors in interest.

THE TOWN OF CARRBORO



ATTEST:

Sarah C. Williamson (SEAL) Town Clerk

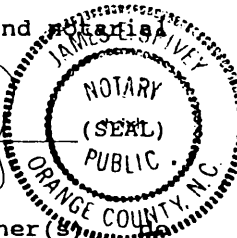
BY

Robert W. Morgan
Town Manager

I, James E. Spivey, a Notary Public in and for said County and State, do hereby certify that Sarah C. Williamson, Town Clerk for the Town of Carrboro, personally came before me this day and being by me duly sworn says each for himself that she knows the corporate seal of the Town of Carrboro and that the seal affixed to the foregoing instrument is the corporate seal of the Town of Carrboro, that Robert W. Morgan, Town Manager of said Town of Carrboro and Sarah C. Williamson, Town Clerk for the Town of Carrboro subscribed their names thereto; that the corporate seal of the Town of Carrboro was affixed thereto, all by virtue of a resolution of the Board of Aldermen, and that said instrument is the act and deed of the Town of Carrboro.

IN WITNESS THEREOF, I have hereunto set by hand and notarial seal this the 31st day of September, 1992.

James E. Spivey
Notary Public



My Commission Expires: 11/09/95

I (We) _____, owner(s) hereby acknowledge receipt of this Conditional Use Permit. The undersigned owner(s) do further acknowledge that no work may be done pursuant to this permit except in accordance with all of its

conditions and requirements and that this restriction shall be binding upon them and their successors in interest.

Attest:

Orange-Chatham Comprehensive Services, Inc.
(Corporate Name)

Ernest Jones (SEAL) BY Morris Carey
Secretary Executive Director

NORTH CAROLINA
ORANGE COUNTY

I, Russell Brown-Zhu, a Notary Public of Alamance County, N.C. do hereby certify that Ernest Jones appeared before me this day and being duly sworn says that he knows the common seal of Orange-Chatham Comp. Health Serv. and is acquainted with Morris Carey, Jr. who is the executive director of said corporation and he Ernest Jones, who is secretary of said corporation, saw the said executive director sign the foregoing instrument and that he, Ernest Jones secretary as aforesaid, affixed said seal of said instrument and he, the said secretary, signed his name in attestation of execution of said instrument in the presence of said executive director of said corporation.

Witness my hand and notarial seal, this the 10th day of Sept., 1992.

Russell Brown-Zhu
Notary Public

My Commission Expires: 6/22/93

(Not valid until fully executed and recorded)

STATE OF NORTH CAROLINA
COUNTY OR ORANGE

The foregoing certificate(s) of James E. Spivey and
Reginia Brown-Hines, ~~Notary~~ Notaries Public of
the designated governmental units ~~(is)~~ (are) certified to be
correct.

This the 5th day of October, A.D. 1992.

Betty June Hayes,
Register of Deeds

By: Bernadine H. Weather
Assistant/~~Deputy~~ Register of Deeds

Prepared: Town Clerk, Town of Carrboro, P.O. Box 829, Carrboro,
N.C. 27510

Return To: Zoning Division, Town of Carrboro, P.O. Box 829,
Carrboro, N.C. 27510

FILED

05 OCT 1992, at 04:51:25PM
Book 1036, Page 574 - 576
Betty June Hayes,
Register of Deeds,
Orange County, N. C.



PIEDMONT
Health Services, Inc.

CORPORATE OFFICE

PO Box 17179
121 Kingston Drive
Chapel Hill, NC 27516-7179
(919) 933-8494
FAX (919) 933-9201

Attachment "E"



**CARRBORO COMMUNITY
HEALTH CENTER**

301 Lloyd Street
Carrboro, NC 27510
(919) 942-8741
FAX (919) 942-1473

Memorandum

To: Marty Roupe

**CHARLES DREW COMMUNITY
HEALTH CENTER**

221 N. Graham Hopedale Road
Burlington, NC 27217-2971
(336) 570-3739
FAX (336) 570-1215

Subject: Piedmont Health Services, Inc. Corporate Office Plan Review:
Parking Space Needs and Pervious Pavement considerations

From: Moses Carey, Jr., Executive Director

**MONCURE COMMUNITY HEALTH
CENTER**

PO Box 319
7228 Pittsboro-Moncure Road
Moncure, NC 27559
(919) 542-4991
FAX (919) 542-3726

Date: December 10, 2003

This is to explain the needs of Piedmont Health Services, Inc. related to the number of parking spaces on site at the Corporate Office expansion on the current Carrboro Health Center site. I will also address the issue of Pervious Pavement and our decision not to pursue it in this plan.

**PIEDMONT WOMEN'S
HEALTH CENTER**

330 Airport Road
Chapel Hill, NC 27514
(919) 933-3301
FAX (919) 933-3375

Number of Parking Spaces: As we stated in the application Piedmont will move its corporate offices to the Carrboro site from Chapel Hill in order to evacuate our current location in or around December 2004 due to the sale of the building. Piedmont is a not-for profit organization whose mission is to serve the health care needs of the most needy residents in our community. We operate six health center service locations in the counties of Caswell, Alamance (2 sites), Chatham (2 sites), and the Carrboro site in Orange. Staff from the other five sites often (weekly during the day) comes to the Corporate Office for training and other meetings. These meetings usually last from two to three hours. This generates the need for sufficient parking on site during the normal patient care hours to accommodate this need. In addition, the enhanced meeting room space at the site will make it more attractive for the community groups that have been meeting at the site in the past. Instead of using the patient waiting room for meetings, they will now have access to a room designed for meetings and training sessions. Sufficient parking will be necessary for this purpose.

**PROSPECT HILL COMMUNITY
HEALTH CENTER**

PO Box 4
40 Main Street
Prospect Hill, NC 27314
(336) 562-3311
AX (336) 562-4444
TOLL FREE (800) 898-9577

Piedmont will continue to strongly urge its employees to walk or take the bus and/or use satellite parking and bus shuttle to get to work. However, many of our employees do not live in Chapel Hill or Carrboro due to the cost of housing and must drive to some extent.

COTT CLINIC

270 Union Ridge Road
Burlington, NC 27217
(336) 421-3247
AX (336) 421-3275

We recognize that the number of parking spaces proposed is higher than required by the ordinance. Piedmont will voluntarily reduce the planned

**ILER CITY COMMUNITY
HEALTH CENTER**

618 N. Ivey Avenue
Iler City, NC 27344
(919) 663-1744
AX (919) 663-1635

spaces from 100 to 94 to reduce the impervious surface needed. However, we believe any further reduction would periodically cause patients seeking care or employees who come for meetings to use off-site curbside parking which may intrude on traffic and the adjacent neighborhood. The health center has been a neighborhood friendly operation since its inception and we do not want to adversely affect that relationship.

Pervious Pavement: We have been asked to consider Pervious Pavement as one element of our plans for the development the site. Our architects and engineers provided us with the estimated cost of including this Pervious Pavement option. In light of the increased cost and the need to constrain cost as much as possible, Piedmont has decided not to include Pervious Pavement in the plans. We also considered in this equation our agreement to reduce the number of parking spaces in order to reduce the impervious surface needed for parking at the site. Since Piedmont will develop the site by borrowing the funds needed, we believe the increased construction cost and debt payments will direct funds away from patient care, which is our primary mission.

We would appreciate the Town's approval of these plans. Please let me know if further explanation is needed.

Cc: Ken Redfoot, Architect
Mike Eyster, Director of Operations



PIEDMONT
Health Services, Inc.

CORPORATE OFFICE

PO Box 17179
121 Kingston Drive
Chapel Hill, NC 27516-7179
(919) 933-8494
FAX (919) 933-9201

Attachment F



**CARRBORO COMMUNITY
HEALTH CENTER**

301 Lloyd Street
Carrboro, NC 27510
(919) 942-8741
FAX (919) 942-1473

**CHARLES DREW COMMUNITY
HEALTH CENTER**

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Burlington, NC 27217-2971
(336) 570-3739
FAX (336) 570-1215

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7228 Pittsboro-Moncure Road
Moncure, NC 27559
(919) 542-4991
FAX (919) 542-3726

**PROSPECT HILL COMMUNITY
HEALTH CENTER**

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140 Main Street
Prospect Hill, NC 27314
(336) 562-3311
FAX (336) 562-4444
TOLL FREE (800) 898-9577

SCOTT CLINIC

5270 Union Ridge Road
Burlington, NC 27217
(336) 421-3247
FAX (336) 421-3275


**SILER CITY COMMUNITY
HEALTH CENTER**

401B N. Ivey Avenue
Siler City, NC 27344
(919) 663-1744
FAX (919) 663-1635

Memorandum

To: Marty Roupe, Development Review Administrator

Subject: Piedmont health Center Corporate Office Center – CUP
Minor Modification

From: Moses Carey, Jr., Executive Director 

Date: February 3, 2004

We have received the comments of Ms. Patricia McGuire, Planning Administrator related to the “portion of the Possible right-of-way for Railroad Spur Extension” along the southern boundary of the property. She states that a 25 ft. wide section of the site on the southern boundary should be shown as a future roadway. This memo includes our response as to why we would prefer not to include such a note on the plat at this time. We recognize that should the town decide to acquire this portion of our property for such a future use through eminent domain, it would be possible for the town to do so regardless of whether a note is included on the site plan.

However, we prefer not to include the note on the plan for the following reasons:

- The 25-foot portion referenced would include the proposed parking lot of the new construction. Parking for the site would be disrupted and cannot be replaced if a road is constructed.
- Underneath the proposed parking lot is a subsurface storm water retention system. Disruption of this system would adversely affect the management of run off from the site and would be expensive, if not impossible to replace.
- A note on the plat could be construed by future planners and town officials to mean that Piedmont was dedicating this portion of its site for the future construction of a roadway.

However, if the Town prefers to have such a note on the plat, we believe that such a note on the northern end of the site plan that is proposed for parking would be less disruptive and less expensive to implement in the future.

We appreciate the opportunity to discuss this matter with you. Please let me know if you have any questions.

Cc: Ken Redfoot, Architect
Mike Eyster, Director of Operations

TRANSPORTATION ADVISORY BOARD

RECOMMENDATION

January 15, 2004

SUBJECT: Piedmont Health Services Minor Modification

MOTION: The Transportation Advisory Board (TAB) recommends that the Board of Aldermen approve the Minor Modification with a condition that crosswalk striping be provided where the sidewalk crosses the driveway.

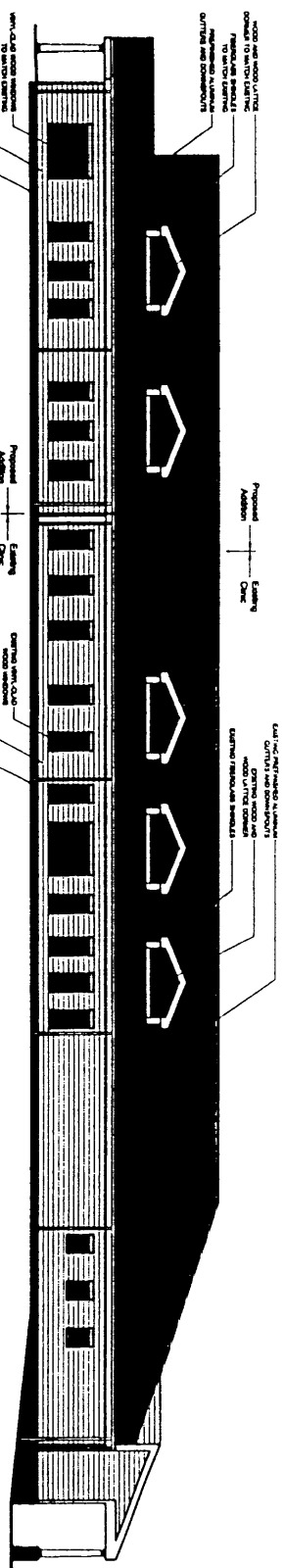
Moved: Heidi Perry

Second: Ellen Perry

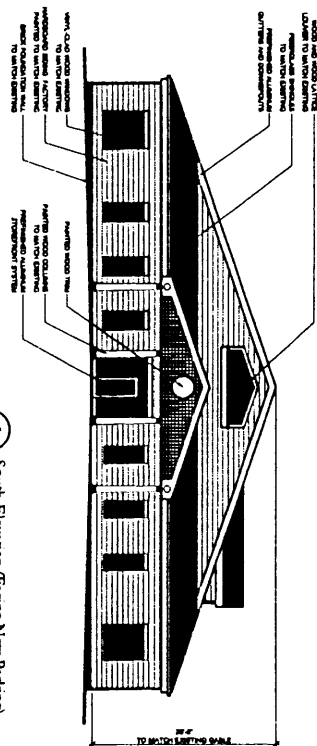
VOTE: Ayes (Chris van Hasselt, Tom High, Ellen Perry, Heidi Perry, Elizabeth Shay, Ginny Wolpin); Noes (None).

CHRIS VAN HASSELT (LOR)
TAB Chair

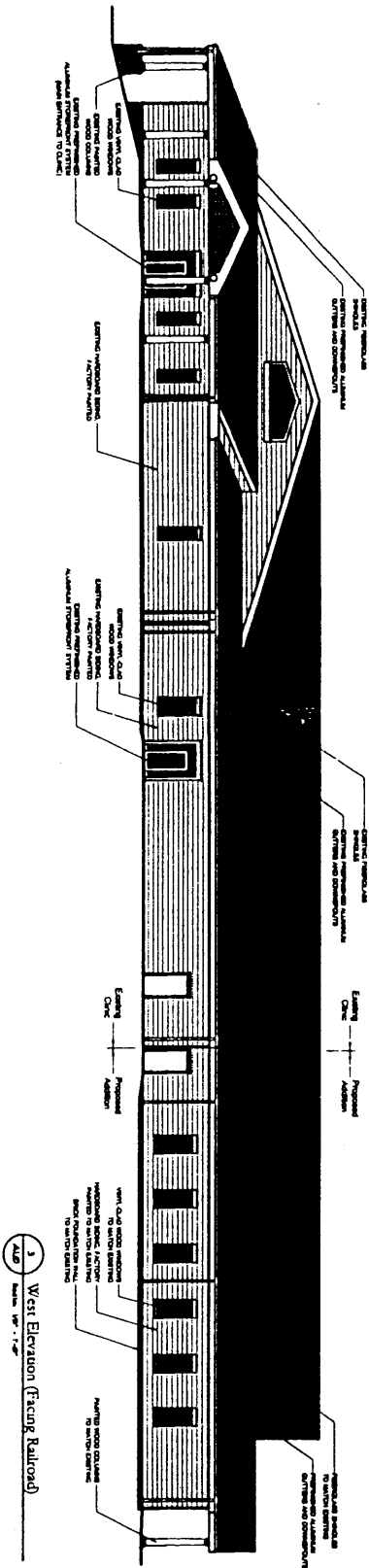
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Date



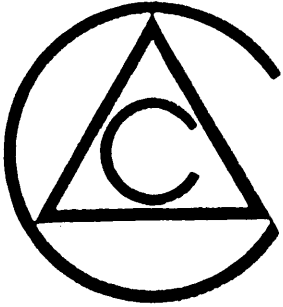
1 East Elevation (Facing Lloyd Street)
ALD Section WP - 7-8



2	South Elevation (Facing New Parking)
Area	Area: 10' x 10'



3	West Elevation (Facing Railroad)
ALD	Section WP - 1-4



THURSDAY, January 15, 2004

**COURTESY REVIEW- ADDITION TO CARRBORO COMMUNITY HEALTH
CENTER AT 401 LLOYD STREET.**

The Appearance Commission Advisory Board hereby recommends approval of the proposed addition to Carrboro Community Health Center at 401 Lloyd Street.

VOTING:

AYES: 4 (Wendy Wenck, Chuck Morton, Tom Wiltberger, Richard Taylor)

NOES: 0

James H. Thomas (per chair)
Appearance Commission Chair

2-26-04
Date

TOWN OF CARRBORO



NEIGHBORHOOD MEETING FORM

TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

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

301 Lloyd St.

TO BE CALLED Piedmont Health Services Corporate Offices

AND TAX MAP REFERENCED AS 7.93.E.1

I, Michael Hammersley, REPRESENTING Moses Carey / Piedmont Health Services

☐ **THIS NEIGHBORHOOD MEETING FORM TO ACKNOWLEDGE THAT:**
[PLEASE CHECK THE APPROPRIATE BOX BELOW.]

☒ **A MEETING WAS HELD WITH THE MEMBERS OF THE NEIGHBORHOOD ON**
Sept. 25, 2003.

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

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

THIS NEIGHBORHOOD MEETING FORM IS RESPECTFULLY SUBMITTED TO THE TOWN STAFF ON THIS 19th DAY OF December, 2003.

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

Michael J. Hammersley

Signature



PIEDMONT
Health Services, Inc.

CORPORATE OFFICE

PO Box 17179
121 Kingston Drive
Chapel Hill, NC 27516-7179
(919) 933-8494
FAX (919) 933-9201

Attachment "J" - 2



September 22, 2003

**CARRBORO COMMUNITY
HEALTH CENTER**

501 Lloyd Street
Carrboro, NC 27510
(919) 942-8741
AX (919) 942-1473

**CHARLES DREW COMMUNITY
HEALTH CENTER**

21 N. Graham Hopedale Road
Burlington, NC 27217-2971
(336) 570-3739
AX (336) 570-1215

**MONCURE COMMUNITY HEALTH
CENTER**

PO Box 319
228 Pittsboro-Moncure Road
Moncure, NC 27559
(919) 542-4991
AX (919) 542-3726

**PIEDMONT WOMEN'S
HEALTH CENTER**

130 Airport Road
Chapel Hill, NC 27514
(919) 933-3301
AX (919) 933-3375

**PROSPECT HILL COMMUNITY
HEALTH CENTER**

PO Box 4
40 Main Street
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TOLL FREE (800) 898-9577

SCOTT CLINIC

1270 Union Ridge Road
Burlington, NC 27217
(336) 421-3247
AX (336) 421-3275

**SILER CITY COMMUNITY
HEALTH CENTER**

101B N. Ivey Avenue
Siler City, NC 27344
(919) 663-1744
AX (919) 663-1635

Mr. Martin Roupe, Development Review Administrator
Town of Carrboro
301 West Main Street
Carrboro, NC 27510

Re: CUP Amendment for Lloyd Street Property

Dear Mr. Roupe:

This is to inform you that Piedmont Health Services, Inc. will hold a neighborhood meeting on October 9, 2003 at 6:30 PM at the Carrboro Community Health Center on Lloyd Street to review with attendees our preliminary plans for expansion on that site. We invite representatives from the town to be present.

We will notify the public and neighbors of the meeting by posting signs at the health center and by placing a notice in the classified section of the Chapel Hill and Durham Herald newspapers approximately one week prior to the meeting. If there is any other means of announcing the meeting you would suggest, please let me know as soon as possible. Feel free to announce it at an upcoming town board meeting prior to the meeting.

Sincerely,

Moses Carey, Jr.
Executive Director

Cc: Roy Williford, Planning Director
Ken Redfoot, Corley, Redfoot and Zack
Mike Eyster, Director of Operations
Monica Satterfield, Center Management Director
Lorine Atkins, Assistant Center Manager

**Piedmont Health Services, Inc.
Carrboro Community Health Center Expansion
Community Meeting Notes and
List of Attendees
October 9, 2003**

Staff and consultants present: Moses Carey, Jr., Executive Director, Ken Redfoot, Architect, Corley, Redfoot and Zack,

Neighborhood Residents Present: Linda Carver, President, Lloyd/Broad Street Neighborhood Association, Shirley Edwards, Matthew Fearington, Joe Parrish, Maxecine Mitchell, Lydia Mason, Clifton Cotton.

M. Carey welcomed the residents, introduced the architect and explained the proposed plans for expansion of the site and displayed the preliminary site plan and floor plan to each group as they arrived at the meeting. He described the site, the construction schedule contingent upon Town of Carrboro approval and the number of staff that would be accommodated when completed. The questions of residents were answered by the staff and architect present.

Most questions revolved around the parking plan, the possible extension of Lloyd Street and the appearance of the new construction. One specific suggestion was made about the possibility of some plant or other cover for the air conditioning units on the side of the current building to shield them from visibility from Lloyd Street. The residents questioned whether they would have access to the new meeting room at the expansion for neighborhood meetings as they do with the current site. The answer was that they would have access under supervision of center staff.

Most residents who spoke indicated their approval of the plans that were shared with them. Ms. Carver presented M. Carey with a letter from the Neighborhood Association that resulted from their previous discussions of the project.

The meeting was adjourned.

Lloyd/Broad Street Neighborhood Association
202 Lloyd Street
Carrboro, North Carolina 27510

October 3, 2003

Piedmont Health Services, Inc.
121 Kingston Drive
Chapel Hill, N.C. 27514

Re: Carrboro Community Health Center Expansion

Dear Mr. Carey,

A representative of Piedmont Health Services, Inc. attended the Lloyd Street Neighborhood meeting on September 25, 2003 and informed the group of the expansion plans for the Carrboro Community Health Center. The group discussed the plan and we would like for you to know that the Neighborhood Association is in full and complete support of the plans.

The Carrboro community Health Center is an asset to our neighborhood. It supplies a vital service to the residents of our neighborhood as well as other residents in the Carrboro/Chapel Hill area. The Center is always supportive of our neighborhood and the Neighborhood Association by helping whenever needed. We in turn want to support the efforts of Piedmont Health Services. Please let us know what our neighborhood Association can do to help the implementation of your plans.

Sincerely,



Linda Carver
Neighborhood Association President

Martin Roupe

From: BJ and Jim Higgins [bjjhiggins@msn.com]
Sent: Tuesday, March 02, 2004 11:50 AM
To: Martin Roupe
Subject: Conditional Use Permit modification request

Hi Marty,
My input regarding the expansion of the Carrboro Community Health Center is as follows:

I have some concerns about an expansion that would lead to increased use of the main entrance to the Carrboro Community Health Center that is across the street from the entrance to the Clay Centre. There is very heavy use of that entrance at many times during the week. If the expansion would lead to more traffic at that specific entrance, we can foresee future traffic problems there. If the expansion were served by a new driveway cut and parking on the south side of the building, it would have less impact on us. If there is increased parking in the lot on the north side of the building, and that larger lot is served by the same entrance, this can cause a traffic problem when students are attending classes at our building. I would propose that any additional parking lot on the north side would be completely separate from the current lot--that is, that it have its own entrance/exit, and that this entrance/exit not be linked to the current entrance/exits. I can be reached for discussion at the Clay Centre, 967-0314. Thank you, Barbara Higgins

A RESOLUTION APPROVING A MINOR MODIFICATION OF THE
CONDITIONAL USE PERMIT FOR THE CARRBORO COMMUNITY HEALTH
CENTER FOR THE CONSTRUCTION OF AN ADDITIONAL 5,998 SQUARE FOOT,
ONE-STORY BUILDING WITH ASSOCIATED PARKING

Resolution No. 130/2003-04

WHEREAS, the Carrboro Board of Aldermen approved a Conditional Use Permit for the Carrboro Community Health Center located at 401 Lloyd Street on September 1, 1992; and

WHEREAS, the applicant has requested a modification to allow the addition of a one-story building with associated parking on the site; and

WHEREAS, the Administration has determined that the requested changes to the site amount to a minor modification, which requires approval by the permit issuing authority (in this case, the Board of Aldermen).

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the minor modification to the Carrboro Community Health Center Conditional Use Permit is approved, subject to the following conditions:

- 1) That the construction plans for the project must include a gate enclosure so as to fully screen the dumpster area from all angles and off-site viewpoints;
- 2) That the property owner must work with the Town's GIS Administrator to satisfactorily resolve the permanent, physical address for the subject property. If an address change is necessary, then the property owner and/or any tenants using the property must begin using the new address within three (3) years of the date of issuance of this CUP Modification, unless a development application is brought forth for the neighboring property (301 Lloyd Street) before that time, in which case the new address must be utilized by the date of approval for the development application on the neighboring property.

This the 9th day of March 2004.