

A RESOLUTION ADOPTING A
STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S REASONS FOR ADOPTING AN
AMENDMENT TO THE ZONING MAP OF THE CARRBORO LAND USE ORDINANCE
Draft Resolution No. 89/2010-11

WHEREAS, an amendment to the map of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: An ordinance amending the zoning classification for the property known as 210 Hillsborough Road (PIN 9778684269) from R-10 to B-2-CZ

NOW THEREFORE, the Board of Aldermen of the Town of Carrboro resolves:

Section 1. The Board concludes that the above described amendment is consistent with Carrboro Vision 2020: Policies through the year 2020, policy 1.22.

Section 2. The Board concludes that its adoption of the above described amendment is reasonable and in the public interest because the Town seeks support development of a centrally located and conveniently accessible library.

Section 3. This resolution becomes effective upon adoption.

This the ____ day of _____, 20__.

Ayes:

Noes:

Abstentions:

A RESOLUTION ADOPTING A
STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S REASONS FOR REJECTING AN
AMENDMENT TO THE ZONING MAP OF THE CARRBORO LAND USE ORDINANCE
Draft Resolution No. 89/2010-11

WHEREAS, an amendment to the map of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: An ordinance amending the zoning classification for the property known as 210 Hillsborough Road (PIN 9778684269) from R-10 to B-2-CZ

NOW THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is not consistent with adopted policies.

Section 2. The Board concludes that its rejection of the above described amendment is reasonable and in the public interest because existing zoning classifications are appropriate.

Section 3. This resolution becomes effective upon adoption.

This the ____ day of _____, 20__.

Ayes:

Noes:

Abstentions:

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE
APPROXIMATELY 2.69 ACRES OF LAND KNOWN AS
210 HILLSBOROUGH ROAD FROM R-10 TO B-2-CZ

****DRAFT 4-8-2011****

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

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

That property being described on Orange County Tax Maps as:

Orange County Parcel 9778684269, in the Chapel Hill Township, and being the area that is called out on the accompanying map as "210 Hillsborough Road" is hereby rezoned from R-10 (Residential, 10,000 square feet per dwelling unit) to B-2-CZ (Fringe Commercial, Conditional), subject to the following conditions agreed to by the property owner and Board of Aldermen:

1. The only permissible use on the subject property shall be a library, classification 5.320, as described in the Table of Permissible Uses, Section 15-146 of the Land Use Ordinance.
2. The size of the proposed library shall consist of no greater than 20,000 square feet of floor area.
3. The height of the library building shall be limited to a single-story to ensure that the structure is not detracting from adjacent single-family residences or dominating the local landscape.
4. The final design for the library shall incorporate the various architectural standards as contained within Section 15-178 of the Land Use Ordinance, specifically those outlined in provision (a) 1-4 to achieve the most suitable library for the site. If deviations from the specified standards are needed, due to the configuration of the lot and the need to appropriately place the building in relation to setbacks and property lines, the applicant shall participate in the alternative design review process specified in Section 15-178(b).
5. The operating hours, including any ancillary use such as activities or events held in public meeting rooms, shall be limited to:
 - a. Monday through Thursday: 10:00 a.m. to 8:00 p.m.
 - b. Friday: 10:00 a.m. to 6 p.m.
 - c. Saturday: 9:00 a.m. to 5 p.m.
 - d. Sunday: 1:00 – 5:00 p.m. (Labor Day – Memorial Day) no summer Sunday hours
6. All outdoor lighting, with the exception of security lighting on the library building itself, shall be extinguished at:
 - a. 10:00 p.m. Monday through Thursday,
 - b. 7:00 p.m. Friday, and
 - c. 6:00 p.m. Saturday and Sunday
7. Sidewalks and bike lanes shall be extended to encourage pedestrian access to the proposed library.
8. Traffic and parking impacts, with particular attention to impacts on surrounding properties (especially during peak hours) shall be analyzed and mitigated where possible. The petitioner shall work with the Town of Carrboro, Chapel Hill Carrboro City Schools, the Carrboro United Methodist Church, and the North Carolina Department of Transportation analyzed these impacts and mitigation options.

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

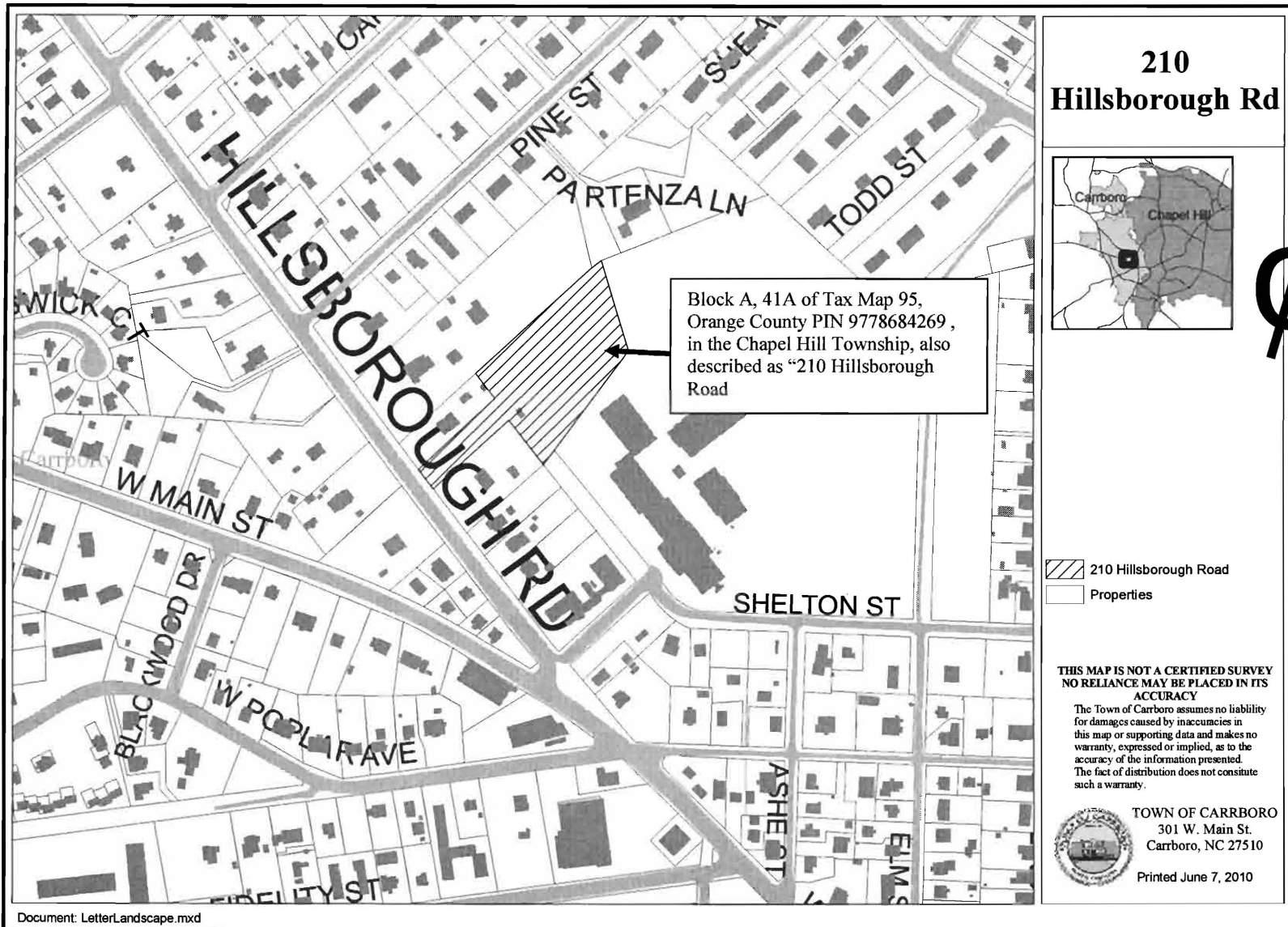
SECTION 3. This ordinance shall become effective upon adoption.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted, this the _____ day of _____ 2011.

AYES:

NOES:

ABSENT OR EXCUSED:



TOWN OF CARRBORO

PETITION FOR CHANGE OF ZONING



"Dear Potential Business Operator:

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

PETITIONER

Orange County

DATE:

February 4, 2011
12/17/2010
gh 2-4-11

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from R-10 to B-2-CZ zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME: Orange County
 ADDRESS: 200 South Cameron St. PO Box 8181 Hillsborough 27298
 TELEPHONE #: (919) 245-2300
2. INTEREST IN PROPERTY(IES): Orange County has an option to purchase the property based on obtaining requested rezoning
3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: 2.69 acre parcel (PIN 9778-68-4269) adjoining Carrboro Elementary to the east, fronting on Hillsborough Road and Shelton Street
4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:
 - a. OWNER: NCLA Properties LLC
 TAX MAP: 7 BLOCK: 95 LOT: A ACREAGE: 2.691 PARCEL: 41A
 SUBDIVISION NAME: NCLA Prop (102/37) FRONTAGE: 60.21' DEPTH: 713.54'
 EXISTING STRUCTURES AND USES: Undeveloped

EXISTING STRUCTURES AND USES: _____

EXISTING STRUCTURES AND USES: _____

EXISTING STRUCTURES AND USES: _____

- Please See Attached

[illegible]

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES ___ NO ☒
If "YES", WHEN? _____

7. PLEASE SET OUT AND EXPLAIN THOSE CIRCUMSTANCES PERTINENT TO THE PROPERTY AND THE MANNER IT RELATES TO THE TOWN THAT DEMONSTRATE THAT THE PROPOSED ZONING DISTRICT CLASSIFICATION IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN. MORE SPECIFICALLY:

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 4th DAY OF February, 192011.

PETITIONER'S SIGNATURE:

[Signature] *Orange County Mgr*
2-4-11

Property Owner's Signature:

[Signature] 2-4-11 NCLA Member Mngr

PLEASE NOTE

1. For all the persons identified under "5", please attach addressed envelopes with the correct postage. Oversight of this requirement could delay processing your rezoning request.
2. If a rezoning or master plan is approved, a Certificate of the Adequacy of Public School Facilities (CAPS) will be required from the Chapel Hill Carrboro City School District before the approval of a conditional or special use permit for a residential development shall become effective. The rezoning of property or approval of a master plan provides no indication as to whether the CAPS will be issued.

INTRODUCTION:

Orange County is pleased to submit this Conditional Zoning District rezoning application proposing to rezone the aforementioned property, as detailed within the attached application package, for the purpose of developing the southwestern regional branch of the Orange County public library.

Specifically, through the submittal of this rezoning petition the County is requesting that the property be rezoned from R-10 to **B-2-CZ** in accordance with Section 15-141.4 *Conditional Zoning District* of the Town of Carrboro Land Use Ordinance (hereafter 'Ordinance') for the specific and sole purpose of developing a maximum 20,000 square foot public library.

PROCESS – CONDITIONAL ZONING AND CONDITIONAL USE PERMIT:

In reviewing this Town of Carrboro's Ordinance, there are two (2) processes that are available to the County supporting this application, specifically:

- **Conditional Zoning:** Requiring the submittal of a rezoning petition seeking to rezone property to a conditional zoning designation for the development of a specific use, in this case a library.

As part of the Ordinance, if the rezoning petition is approved by the Carrboro Board of Aldermen, the County would still need to submit a detailed site plan for review and approval through the Conditional Use Permit process in accordance with the Carrboro Land Use Ordinance. The main differentiation with this process and Conditional Use Zoning is that the timing of this submittal, and actual commencement of construction activities, would not be prescribed by the Town's Land Use Ordinance.

The Conditional Zoning would provide the County with an immediate decision, with respect to the possible development of the parcel as a library, so we could move forward with the development of the formal site plan necessary to secure the required Conditional Use Permit authorizing land disturbing activity.

- **Conditional Use Zoning:** Requiring the submittal of a rezoning petition as well as a site specific development plan requesting authorization to develop a specific use, in this case a library, on a parcel of property. This process requires the review and approval of a rezoning petition, rezoning the property to a requested designation, as well as the review and approval of formal site plan with the issuance of a Conditional Use Permit issued by the Board of Aldermen authorizing the commencement of land disturbing activity.

This means that the architectural drawings, parking lot layout, access management issues, stormwater retention, and open space management plans would have to be finalized for review and approval by the Town with the submission of the rezoning request.

The County chose the Conditional Zoning option as the means of seeking authorization for the library project for the following reasons:

- a. The County has a limited window of opportunity to make a final decision with respect to the purchase of this property and needs approval indicating that the development of a library on this parcel is possible. The Conditional Zoning process fits in with our limited 'window of opportunity'.

This parcel became available in late 2010 and the County has made an offer to purchase contingent on being able to develop the proposed library. There is insufficient time available to complete all required submittal components necessary for the Conditional Use Permit process, as described by the Ordinance, and adhere to our time limitations on making a formal decision.

The Conditional Zoning process provides a decision within six (6) months from the application being submitted. County staff has estimated that it would take anywhere from six (6) months to a year to develop the detailed plans required for the Conditional Use Zoning review process.

From the County's perspective this is the only process that provides the necessary answer within the available time frame.

- b. Local residents and community members have been requesting a library for twenty (20) years. While numerous sites have been discussed, no formal action has been taken.

Prior to engaging in a lengthy and costly process to produce the site development plans for this property, the County needs a determination that the proposed site will be acceptable for the project.

- c. The County does not intend to break ground on this project in the foreseeable future.

With the Conditional Use Zoning process there are practical limits established by the Ordinance requiring the County to commence land disturbing operations that have not yet been anticipated from a budgetary standpoint.

The County needs the time afforded to use by the Conditional Zoning process to properly plan for the development of this project over multiple budget years

- d. The County has not begun development of the necessary architectural plans or site development plans required for the Conditional Use Zoning process.

While the County has determined that this property provides the best location for the southwest branch of the Orange County Library, we are still considering a variety of options for design for the structure, the parking lot, and open space management.

The County needs the assurance obtained through the Conditional Zoning process that a library could be developed on the site so that we can begin the site design and outreach processes.

- e. The County has not engaged in the necessary comprehensive public outreach campaign planned to solicit public comment with respect to the actual design and layout of the site.

We had hoped to receive some indication that the property was acceptable for the development of the library prior to beginning our outreach program as such an undertaking will involve committing staff and financial resources.

PROPOSAL – LAND USE:

If the rezoning application is approved, the County intends to develop a stand-alone full service library for the residents of southwest Orange County. This branch library would be modeled after the new Main Library in Hillsborough, including children's, young adult, and adult collections, reference services, computer availability, public meeting rooms, and programming for all ages. This branch would also combine the services and staff already available at the Cybrary and Carrboro McDougle Middle School. These branches currently operate with limited collections and hours of operation due to their multi-use facilities.

According to the Carrboro Land Use Ordinance, current R-10 zoning regulations would allow for a library to be built on the property, through the typical site plan approval process, with an overall building limit of 3,500 square feet. The County has determined that it is in our, and the communities', best interest to pursue a library of approximately 20,000 square feet to serve patron needs, necessitating this conditional rezoning request.

RESPONSE TO APPLICATION QUESTIONS:

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

The uses surrounding the subject parcel range from:

- **North:** single-family residential;
- **South:** single-family and multi-family residential structures, condominiums, offices (i.e. along Main Street);
- **East:** single-family, institutional (i.e. Carrboro Elementary and Carrboro United Methodist Church);
- **West:** single-family residential.

The area in question supports diverse residential development along with several institutional and professional office land uses. There are several non-residential land uses along Main Street, approximately 500 feet away from the subject property.

It is our opinion that the request is consistent with the overall intent and purpose of the B-2 zoning district given the current transition evident, with respect to the existing land uses

in the area, to more institutional and non-residential, most notably Carrboro Elementary School to the east of the subject property.

The County also believes that this property is suitable to provide a beneficial public service to existing local residents from a central location and to complement educational and cultural opportunities in cooperation with the Chapel Hill/Carrboro City School system given the proximity to the Carrboro Elementary School.

To help foster and promote the existing neighborhood aesthetic, the County suggests the following conditions be placed on the rezoning:

1. The County shall only develop the subject property for Use Classification 5.3020 libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities) as described in the Table of Permissible Uses, Section 15-146 of the Land Use Ordinance.

The County will work with the Town to design and construct the most suitable library for the site given the existing constraints, with particular attention to the visual impact of the building and parking areas.

2. The County shall limit the size of the proposed library to no larger than 20,000 square feet of floor area.
3. The County proposes limiting the library to a single-story structure to ensure that the structure is not detracting from adjacent single-family residences or dominating the local landscape.
4. The County will work with Town Planning to incorporate the various architectural standards as contained within Section 15-178 of the Ordinance, specifically those outlined in provision (a) 1-4.

It should be recognized, however, that the County will more than likely request the alternative decision review process with the appearance commission due to the configuration of the lot and the need to address the proposed structures setbacks from various property lines.

5. The County proposes to mirror the operating hours of our new Main Library in Hillsborough, which are:

- | | |
|-----------------------------|---|
| a. Monday through Thursday: | 10:00 a.m. to 8:00 p.m. |
| b. Friday: | 10:00 a.m. to 6 p.m. |
| c. Saturday: | 9:00 a.m. to 5 p.m. |
| d. Sunday: | 1:00 – 5:00 p.m. (Labor Day –
Memorial Day) no summer
Sunday hours |

As part of this recommended condition, any ancillary use of the library facility, such as the use of the aforementioned public meeting rooms, shall not occur outside of established normal operating hours.

6. The County proposes to extinguish all outdoor lighting, with the exception of security lighting on the library building itself, at:
 - a. 10:00 p.m. Monday through Thursday,
 - b. 7:00 p.m. Friday, and
 - c. 6:00 p.m. Saturday and Sunday.
7. The County shall, in a logical manner consistent with Town policy, extend sidewalks and bike lanes to encourage pedestrian access to the proposed library.
8. The County shall work with the Town, Chapel Hill Carrboro City Schools, the Carrboro United Methodist Church, and the North Carolina Department of Transportation to analyze options, and where possible mitigate, the impact of vehicular traffic and parking to surrounding properties with particular attention to adjoining properties especially during peak hours.

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

Given the property's proximity to the elementary school and the Carrboro United Methodist Church, County staff believes that the property is well suited for the development of a public library.

Staff believes that allowing additional residential development on the subject parcel would create conflicts between the aforementioned constructed residence and the adjacent elementary school in that the local resident residing on the subject property would be impacted by the use of existing recreational fields and traffic accessing the school.

In our opinion an institutional land use is the most practical use of the property given the intensive nature of the adjacent elementary school land use.

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

Given the surrounding institutional and non-residential land uses already in existence, County staff does not foresee this project creating an adverse economic impact on surrounding residential land uses. In fact, we believe that the development of a library on the property could be viewed as a community asset in terms of harmonizing with local aesthetics and promoting the sale of surrounding residential dwelling units.

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

In selecting this property, the County was guided by several of the Town's development principles as documented within Carrboro Vision 2020, most notably:

- a. Policy 1.22: *The Town should support a centrally located and conveniently accessible library*

Comment: The subject parcel is located within a highly populated area of the Town with access to roadways and other transportation facilities (i.e. mass transit, sidewalks, bicycle lanes, etc) affording convenient and multi-modal access to local residents.

The proposed development is centrally located to afford access to the local population without necessarily requiring the use of a private automobile.

- b. Policy 1.31: *The Town should continue to look for unmet needs, to inform the Orange County Commissioners of those needs, and to urge them to address those unmet needs*

Comment: Local residents have been requesting a full-service, community-based, stand-alone, local library for over 20 years. The need and desire has been affirmed through the Library Services Tasks Force, which included significant representation from the Town and surrounding local County residents.

The County selected this property for the location of the library as it is centrally located within the Town corporate limits, had access to diverse transportation facilities, and is located near existing educational facilities with the intent that future partnerships could be established to provide additional educational and cultural opportunities for residents for minimal additional taxpayer investment.

- c. Policy 2.11 *Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas.*

Comment: It is the County's opinion that the development of this property is best suited for the proposed library given the proximity to the existing elementary school and the concentration of existing residences in the area.

We believe that this project will enhance the neighborhood by expanding educational and cultural opportunities for local residents while affording advantage of the existing elementary school's location.

County staff believes the development of a library on this property would further complement the existing elementary school and help avoid conflicts between differing land uses that could be developed on this subject property in terms of activities on the school's property (i.e. use of recreational fields, noise, traffic, etc).

- d. Policy 2.41 and 2.42 focusing on the Town of Carrboro's character as follows:

The town should support the evolution of a downtown district that embodies Carrboro's character. The downtown district should have medium-rise buildings appropriately sited with adequate public access, and it should provide shopping opportunities that meet our citizens' everyday needs. The downtown should remain a center for the community where people work,

gather, shop, socialize and recreate. The Century Center should serve as a focal point for the downtown.

Development throughout Carrboro should be consistent with its distinctive town character. The town should adhere to policies that limit the widening of roads, encourage plantings alongside roads, preserve historic areas, buildings and older neighborhoods, and retain unspoiled green spaces and other natural areas.

Comment: The County believes that the proposed project incorporates these ideals by allowing for the development of a public library facility on the subject property.

- e. Policy 3.21 *The Town should develop a plan to govern the continuing development of downtown.*

Policy 3.25 Walkability should be encouraged downtown and pedestrian safety and comfort should be a goal. The Town should improve lighting and shading and create auto barriers.

Comment: The proposed project is consistent with the Town's vision for additional downtown development. As the proposed project also calls for the installation and extension of sidewalks and bicycle lanes, we believe we are adhering to the Town's overall vision of the area and working to promote a 'walkable' development project.

- f. Policy 3.41 *The Town should research ways to support telecommuting*

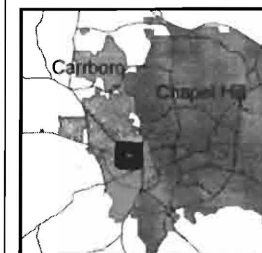
Comment: The proposed library will become a viable location for telecommuting with the relocation of the 'Cybrary' to the property, expanding the availability of digital resources (public computers; NC Live; librarians to assist with navigating research and reference materials) to more local residents than is currently possible.



- g. Policy 4.5.1 *The Town should continue to require developers to install sidewalks and bicycle paths in new developments.*

Comment: The County agrees and is proposing the extension of existing sidewalks and the development of bicycle lanes to allow pedestrian access to the property

We believe a library would support, and not detract from, existing residential development while being consistent and compatible with the non-residential development already evident in the area. For these reasons we encourage the approval of this rezoning petition.

210 Hillsborough Rd



 210 Hillsborough Road
 Properties

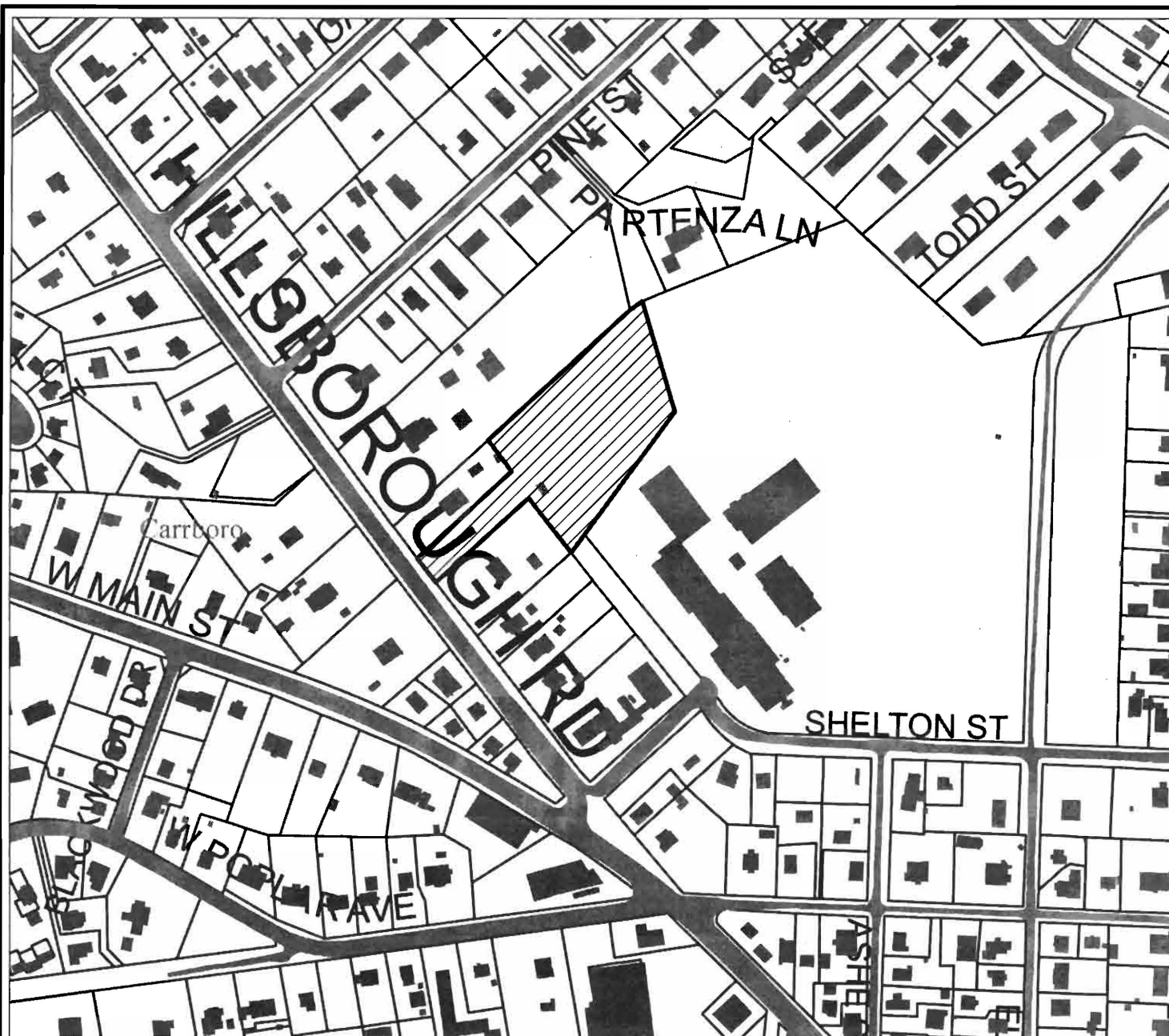
**THIS MAP IS NOT A CERTIFIED SURVEY
NO RELIANCE MAY BE PLACED IN ITS
ACCURACY**

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



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

Printed June 7, 2010



Section 15-135 Residential Districts Established.

(a) The following basic residential districts are hereby established: R-20, R-15, R-10, R-7.5, R-3, R-2, R-R, R-S.I.R., and R-S.I.R.-2. The purpose of each of the foregoing residential districts is to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in non-residential districts. (AMENDED 5/12/81; 12/7/83; 2/4/86)

(Excerpt of) Section 15-136 Commercial Districts Established. (AMENDED 02/4/86; 05/28/02)

The districts described below are hereby created to accomplish the purposes and serve the objectives indicated:

(3) **B-2 FRINGE COMMERCIAL.** This district is a transitional district which is designed to accommodate commercial uses in areas that formerly were residential but that now may be more desirable for commercial activities due to high traffic volumes and proximity to other nonresidential districts. At the same time, continued residential use of existing and nearby structures, and preservation of the existing character and appearance of this area is encouraged. Accordingly, however, whenever the use of the land in this district is changed to commercial, it is intended and desired that existing residential structures be converted and adapted to commercial use rather than new buildings constructed, and to encourage this, the regulations for this district allow development at a lower density than is permitted in the B-1 districts and permit uses that tend to generate minimal traffic. In this way, the B-2 district should provide a smoother transition from the more intensively developed B-1 areas to residential areas. Any development within the B-2 district shall comply with the following requirements: (AMENDED 09/06/88; 06/20/06).

- a. To the extent practicable, development shall otherwise retain, preserve and be compatible with the residential character of the older homes within and immediately adjacent to this district;
 - b. To the extent practicable, vehicle accommodation areas associated with uses on lots in this district shall be located in the rear of buildings so that parking areas are not readily visible from the streets;
- and

Section 15-141.3 Conditional Use Zoning Districts (5/25/04)

(a) The following conditional use zoning districts are hereby established: RR-CU, R-20-CU, R-15-CU, R-10-CU, R-7.5-CU, R-3-CU, R-2-CU, R-S.I.R.-CU, R-S.I.R.-2-CU, B-1(c)-CU, B-1(g)-CU, B-2-CU, B-3-CU, B-4-CU, CT-CU, B-3-T-CU, O-CU, M-1-CU, and M-2-CU. The provisions of this section applicable to these conditional use-zoning districts do not affect or apply to other conditional use zoning districts established under this chapter, including the Office/Assembly Conditional Use District, or the Village Mixed Use Conditional Use District.

(b) The conditional use zoning districts established in this section may be applied to property only in response to a petition signed by all the owners of the property to be included within such district.

(c) The uses permissible within a conditional use zoning district established herein, and the regulations applicable to property within such a district, shall be those uses that are permissible within and those regulations that are applicable to the general use zoning district to which the conditional use district corresponds, except as otherwise provided in this section. For example, property that is rezoned to a B-2-CU district may be developed in the same manner as property that is zoned B-2, except as provided in this section.

(d) Subject to subsection (f), all uses that are permissible in the conditional use zoning district shall require the issuance of a conditional use permit, regardless of whether a use in the corresponding general use district would ordinarily require (according to the Table of Permissible Uses) a zoning permit, special use permit, or conditional use permit.

(e) When a rezoning petition for a conditional use zoning district is submitted (in accordance with Article XX of this chapter), the applicant shall simultaneously submit a conditional use permit application showing how the applicant proposes to develop the entirety of the property covered in the rezoning petition.

1. The rezoning and conditional use permit applications shall be processed and reviewed concurrently.
2. The Board of Aldermen shall simultaneously conduct a public hearing on the rezoning and conditional use permit applications, in accordance with the procedures applicable to other conditional use permit applications.
3. If the Board concludes in the exercise of its legislative discretion that the proposed rezoning would not be consistent with the public health, safety, or welfare, it may deny the application in accordance with the same procedures applicable to any ordinance amendment request.
4. If the Board approves the rezoning request, it shall then vote on whether to issue the conditional use permit. Such permit may be issued subject to reasonable conditions and requirements as set forth in Section 15-59.
5. If the conditional use permit is allowed to expire (under Section 15-62), the Board may initiate action to rezone the property to any appropriate general use district classification. In addition, notwithstanding any other provision of this ordinance, the Board shall be under no obligation to consider any major modification of a conditional use permit issued in connection with a conditional use rezoning or any new conditional use permit for property that has been the subject of a conditional use rezoning.

- (f) If a conditional use permit issued in connection with a conditional use rezoning authorizes the creation of a residential subdivision containing lots intended for development with not more than four dwelling units each, and the conditional use permit application does not provide sufficient information to authorize a development permit for such lots, then such lots may be developed pursuant to the issuance of a zoning permit (i.e. each lot will not require an amendment to the conditional use permit issued for the overall development).

Section 15-141.4 Conditional Zoning Districts

(a) Conditional zoning districts are zoning districts in which the development and use of the property so zoned are governed by the regulations applicable to one of the general use zoning districts listed in the Table of Permissible Uses, as modified by the conditions and restrictions imposed as part of the legislative decision creating the district and applying it to the particular property. Accordingly, the following conditional zoning districts may be established: B-2-CZ.

(b) The conditional zoning districts authorized by this section may be applied to property only in response to a petition signed by all the owners of the property to be included within such district.

(c) The uses permissible within a conditional zoning district authorized by this section, and the regulations applicable to property within such a district, shall be those uses that are permissible within and those regulations that are applicable to the general use zoning district to which the conditional district corresponds as described in subsection (a), except as those uses and regulations are limited by conditions imposed pursuant to subsection (d) of this section. For example, property that is rezoned to a B-2-CZ district may be developed in the same manner as property that is zoned B-2, subject to any conditions imposed pursuant to subsection (d).

(d) When a rezoning petition for a conditional zoning district is submitted (in accordance with Article XX of this chapter), the application shall include a list of proposed conditions (which may be in the form of written statements, graphic illustrations, or any combination thereof) to be incorporated into the ordinance that rezones the property to the requested conditional zoning district. The list of proposed conditions may be modified by the planning staff, advisory boards, or Board of Aldermen as the rezoning application works its way through the process described in Article XX, but only those conditions mutually approved by the applicant and the Board may be incorporated into the conditional zoning district. Conditions and site-specific standards imposed in a conditional district shall be limited to (i) those that address the conformance of the development and use of the site to the provisions of this chapter or to applicable plans adopted by the Board, and (ii) those that address the impacts reasonably expected to be generated by the development or use of the site.

(e) All uses that are permissible in the conditional zoning district shall require the issuance of the same type of permit that such use in the corresponding general use district would ordinarily require (according to the Table of Permissible Uses), i.e. a zoning permit, special use permit, or conditional use permit.

Section 15-321 Initiation of Amendments

(a) Whenever a request to amend this chapter is initiated by the Board of Aldermen, the planning board, the board of adjustment, the appearance commission, or the town administration, the town attorney in consultation with the planning staff shall draft an appropriate ordinance and present that ordinance to the Board of Aldermen so that a date for a public hearing may be set.

(b) Any other person may also petition the Board to amend this chapter. The petition shall be filed with the planning department and shall include, among the information deemed relevant by the planning department:

- (1) The name, address, and phone number of the applicant.
- (2) A description of the land affected by the amendment if a change in zoning district classification is proposed.

- (3) Stamped envelopes containing the names and addresses of all those to whom notice of the public hearing must be sent as provided in Section 15-323.
 - (4) A description of the proposed map change or a summary of the specific objective of any proposed change in the text of this chapter.
 - (5) A concise statement of the reasons why the petitioner believes the proposed amendment would be in the public interest.
- (c) Upon receipt of a petition as provided in (b), the planning staff shall either:
- (1) Treat the proposed amendment as one initiated by the town administration and proceed in accordance with subsection (a) if it believes that the proposed amendment has significant merit and would benefit the general public interest; or
 - (2) Forward the petition to the Board with or without written comment for a determination of whether an ordinance should be drafted and a public hearing set in accordance with subsection (d).

(d) Upon receipt of a proposed ordinance as provided in subsection (a), the Board may establish a date for a public hearing on it. Upon receipt of a petition for an ordinance amendment as provided in subsection (b), the Board may summarily deny the petition or set a date for a public hearing on the requested amendment and order the attorney, in consultation with the planning staff, to draft an appropriate ordinance.

Section 15-322 Planning Board and Other Advisory Consideration of Proposed Amendments (AMENDED 10/24/06)

(a) If the Board sets a date for a public hearing on a proposed amendment, it shall also refer the proposed amendment to the planning board for its consideration and may refer the amendment to the appearance commission if community appearance is involved, and may refer the amendment to the transportation advisory board if the amendment involves community transportation issues. (AMENDED 09/19/95)

(b) The planning board shall advise and comment on whether the proposed amendment is consistent with the Land Use Plan, Thoroughfare Plan, or other applicable plans officially adopted by the Board of Aldermen. The planning board shall provide a written recommendation to the Board of Aldermen that addresses plan consistency and other matters as deemed appropriate by the planning board. If no written report is received from the planning board within 30 days of referral of the amendment to that board, the Board of Aldermen may proceed in its consideration of the amendment without the planning board report. (AMENDED 10/24/06)

(c) A comment by the planning board that a proposed amendment is inconsistent with the Land Use Plan, Thoroughfare Plan or other officially adopted plan shall not preclude

consideration or approval of the proposed amendment by the Board of Aldermen, and the Board of Aldermen is not bound by the recommendations of the planning board. (AMENDED 10/24/06)

(d) A member of the planning board and any other advisory committee that provides direct advice to the Board of Aldermen (i.e. it does not report to the planning board) shall not vote on recommendations regarding any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. (AMENDED 10/24/06)

Section 15-325 Ultimate Issue Before Board on Amendments

In deciding whether to adopt a proposed amendment to this chapter, the central issue before the Board is whether the proposed amendment advances the public health, safety or welfare. All other issues are irrelevant, and all information related to other issues at the public hearing may be declared irrelevant by the mayor and excluded. In particular, when considering proposed minor map amendments:

- (1) Except when the request is to rezone property to a conditional use district or conditional zoning district, the Board shall not consider any representations made by the petitioner that, if the change is granted, the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Board shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification. (AMENDED 05/25/99; 05/27/08)
- (2) The Board shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large.

5. Sturdivant-Mason House*103 Fowler Street*

When Luther Sturdivant had this house built in the early 1920s, the surrounding blocks were the undeveloped area known as "Partridge Field." Sturdivant, a Carrboro merchant, and his wife, the Carrboro Graded School principal for many years, believed that the area would become the town's new, fashionable residential neighborhood. Shortly after they built their house, another Carrboro businessman, Knute Mann, and a local builder, John Squires, constructed houses for themselves next door and on a nearby corner, respectively. Around 1940, when only three additional houses had been built and further development appeared stalled, the residents began moving to the Hillsborough Road area which had superseded "Partridge Field" as the most popular neighborhood. Morris Mason, who was employed by the UNC Athletic Department until his retirement in the 1970s, purchased the one-story house from the Sturdivants. The traditional blocky form exhibits a wrap-around front porch and a low-pitched hipped and gabled roofline, accented with two tall interior chimneys. The paired box posts on brick plinths and the deep eaves are bungalow features that were popular at the time the house was built.

6. Hundley House*207 East Poplar Avenue*

The Sanborn Insurance Maps and recollections of long-time Carrboro residents indicate that this one-and-one-half-story house was built in the early 1920s. The three-room-deep form is augmented by shed-roofed dormers and the engaged wrap-around porch. On the basis of the single surviving turned porch post with sawn spandrels, it appears that the other supports of tapered box posts on brick plinths are replacements of traditional millwork elements. In recent years the weatherboards have been obscured by metal siding. The house is popularly known for its long-time owner, Chris Hundley, who for many years operated a grocery, first located in a two-

story frame building (destroyed) on North Greensboro Street opposite East Poplar Avenue, the present site of the FCX.

7. Miles Andrews House (II)*214 Hillsborough Road*

This large one-and-one-half-story bungalow is one of Carrboro's most distinctive houses. The siting of the house far back from the road in the middle of a large lot covered with mature hardwoods enhances the building. Its characteristic yet prominent bungalow features include the split shake shingles covering the exterior, the squat tapered box posts on brick plinths supporting the wraparound porch, and the deep eaves with exposed rafter ends. Simple triangle brackets decorate the large gable-roofed dormers. The most distinctive features of the house are the tall interior chimneys with heavily corbelled stacks and the dormer which extends to cover the second tier of the front porch at the entrance bay. Several frame outbuildings attest to the rural character of the area when the house was built for Carrboro businessman Miles Andrews in the 1920s. They also reflect Andrews' interest in livestock, one of his business concerns.

8. Dwight Ray House*218 Hillsborough Road*

Dwight Ray, remembered as one of Carrboro's successful merchants who also was active in local politics, had this one-and-one-half-story bungalow built in the early 1920s. With Seaton Lloyd, Ray was co-owner of Lloyd-Ray Hardware, which occupied the brick commercial building at 116 East Main Street for approximately forty years. He also served as an Orange County Commissioner. Characteristic of the bungalow mode, simple triangle brackets in deep eaves decorate the gently sloping roof which is splayed to engage the wraparound front porch supported by tapered box posts on brick plinths. The combination of German siding on the first story and split shake shingles in the second enhances the design

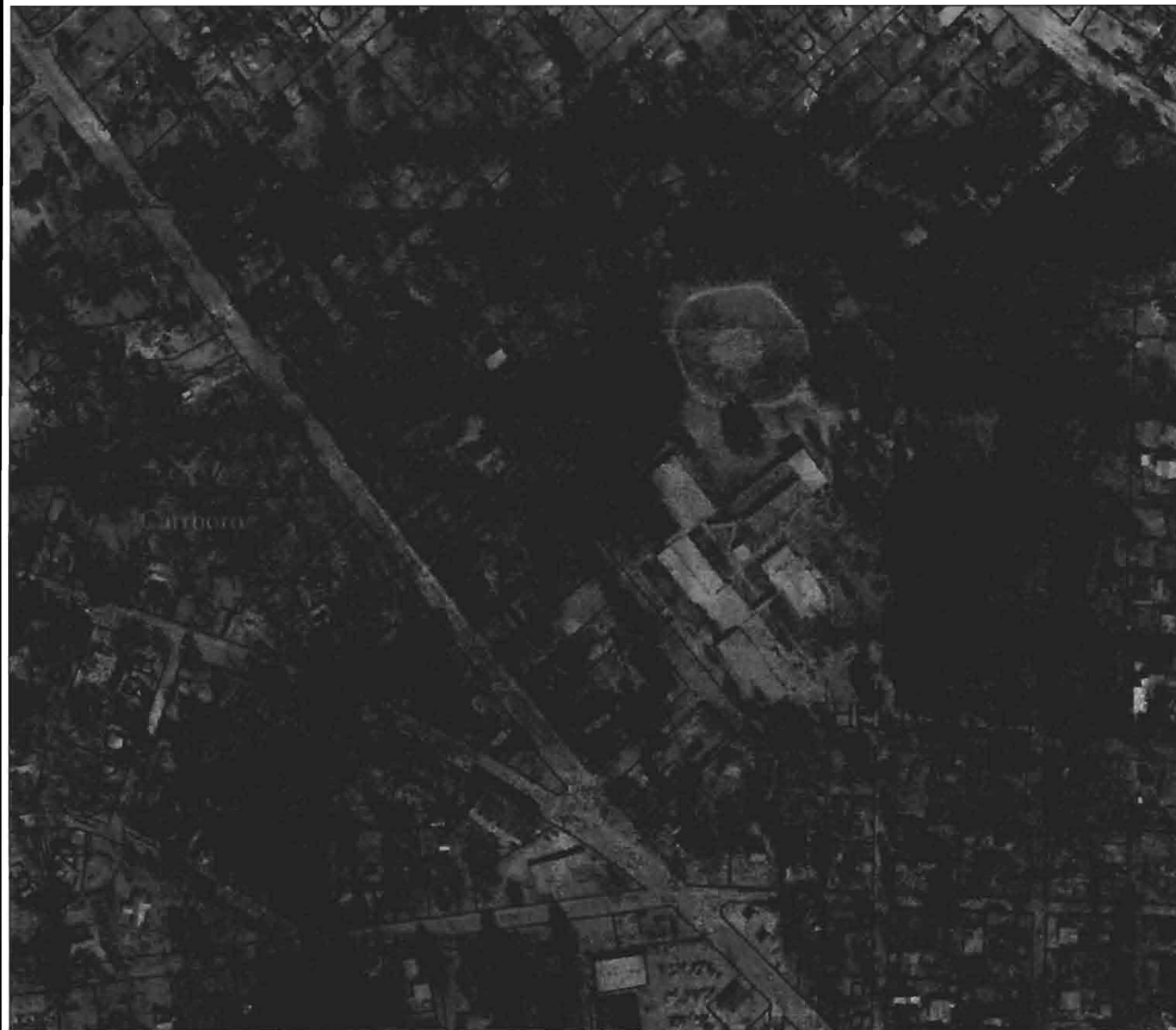
**6. Hundley House****8. Dwight Ray House****7. Miles Andrews House (II)****9. 217 Hillsborough Road**

of the house, as does the exterior chimney that pierces the gable overhang as it rises to a corbelled stack. In the windows, four narrow vertical panes fill the single sashes and upper members of the double-hung sashes. Between 1979 and 1981, the house was completely restored and the large yard manicured by the present owners.

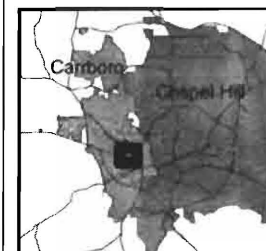
9. Houses*212, 213 and 217 Hillsborough Road*



All of the houses built along Hillsborough Road in the 1920s and early 1930s are bungalows. In addition to the houses built for Miles Andrews and Dwight Ray at 214 and 218 Hillsborough Road, respectively, three other bungalows, similar to the Dwight Ray House in form, size and detailing, were built at 212, 213 and 217 Hillsborough Road. With the exception of its gable-roofed front dormer and weatherboards covering all of the elevations, this representative example at 217 Hillsborough Road, is

virtually identical on the exterior to the Dwight Ray House. The house at 213 Hillsborough Road differs from the others in its cross-gable roof with the front gable engaging the porch. Indicative of their sources in builders' guides or popular magazines, all of the houses share the standard bungalow features of tapered box posts on brick plinths supporting the engaged front porches and deep eaves with simple triangle brackets or exposed rafter ends. In addition, all of these houses are situated on spacious lots.






210 Hillsborough Rd



-  210 Hillsborough Road
-  Properties

Carr2010

RGB

-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3

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

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



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

Printed June 7, 2010

Section 15-135 Residential Districts Established.

(a) The following basic residential districts are hereby established: R-20, R-15, R-10, R-7.5, R-3, R-2, R-R, R-S.I.R., and R-S.I.R.-2. The purpose of each of the foregoing residential districts is to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in non-residential districts. (AMENDED 5/12/81; 12/7/83; 2/4/86)

(Excerpt of) Section 15-136 Commercial Districts Established. (AMENDED 02/4/86; 05/28/02)

The districts described below are hereby created to accomplish the purposes and serve the objectives indicated:

(3) **B-2 FRINGE COMMERCIAL.** This district is a transitional district which is designed to accommodate commercial uses in areas that formerly were residential but that now may be more desirable for commercial activities due to high traffic volumes and proximity to other nonresidential districts. At the same time, continued residential use of existing and nearby structures, and preservation of the existing character and appearance of this area is encouraged. Accordingly, however, whenever the use of the land in this district is changed to commercial, it is intended and desired that existing residential structures be converted and adapted to commercial use rather than new buildings constructed, and to encourage this, the regulations for this district allow development at a lower density than is permitted in the B-1 districts and permit uses that tend to generate minimal traffic. In this way, the B-2 district should provide a smoother transition from the more intensively developed B-1 areas to residential areas. Any development within the B-2 district shall comply with the following requirements: (AMENDED 09/06/88; 06/20/06).

- a. To the extent practicable, development shall otherwise retain, preserve and be compatible with the residential character of the older homes within and immediately adjacent to this district;
- b. To the extent practicable, vehicle accommodation areas associated with uses on lots in this district shall be located in the rear of buildings so that parking areas are not readily visible from the streets; and

Section 15-141.3 Conditional Use Zoning Districts (5/25/04)

(a) The following conditional use zoning districts are hereby established: RR-CU, R-20-CU, R-15-CU, R-10-CU, R-7.5-CU, R-3-CU, R-2-CU, R-S.I.R.-CU, R-S.I.R.-2-CU, B-1(c)-CU, B-1(g)-CU, B-2-CU, B-3-CU, B-4-CU, CT-CU, B-3-T-CU, O-CU, M-1-CU, and M-2-CU. The provisions of this section applicable to these conditional use-zoning districts do not affect or apply to other conditional use zoning districts established under this chapter, including the Office/Assembly Conditional Use District, or the Village Mixed Use Conditional Use District.

(b) The conditional use zoning districts established in this section may be applied to property only in response to a petition signed by all the owners of the property to be included within such district.

(c) The uses permissible within a conditional use zoning district established herein, and the regulations applicable to property within such a district, shall be those uses that are permissible within and those regulations that are applicable to the general use zoning district to which the conditional use district corresponds, except as otherwise provided in this section. For example, property that is rezoned to a B-2-CU district may be developed in the same manner as property that is zoned B-2, except as provided in this section.

(d) Subject to subsection (f), all uses that are permissible in the conditional use zoning district shall require the issuance of a conditional use permit, regardless of whether a use in the corresponding general use district would ordinarily require (according to the Table of Permissible Uses) a zoning permit, special use permit, or conditional use permit.

(e) When a rezoning petition for a conditional use zoning district is submitted (in accordance with Article XX of this chapter), the applicant shall simultaneously submit a conditional use permit application showing how the applicant proposes to develop the entirety of the property covered in the rezoning petition.

1. The rezoning and conditional use permit applications shall be processed and reviewed concurrently.
2. The Board of Aldermen shall simultaneously conduct a public hearing on the rezoning and conditional use permit applications, in accordance with the procedures applicable to other conditional use permit applications.
3. If the Board concludes in the exercise of its legislative discretion that the proposed rezoning would not be consistent with the public health, safety, or welfare, it may deny the application in accordance with the same procedures applicable to any ordinance amendment request.
4. If the Board approves the rezoning request, it shall then vote on whether to issue the conditional use permit. Such permit may be issued subject to reasonable conditions and requirements as set forth in Section 15-59.
5. If the conditional use permit is allowed to expire (under Section 15-62), the Board may initiate action to rezone the property to any appropriate general use district classification. In addition, notwithstanding any other provision of this ordinance, the Board shall be under no obligation to consider any major modification of a conditional use permit issued in connection with a conditional use rezoning or any new conditional use permit for property that has been the subject of a conditional use rezoning.

- (f) If a conditional use permit issued in connection with a conditional use rezoning authorizes the creation of a residential subdivision containing lots intended for development with not more than four dwelling units each, and the conditional use permit application does not provide sufficient information to authorize a development permit for such lots, then such lots may be developed pursuant to the issuance of a zoning permit (i.e. each lot will not require an amendment to the conditional use permit issued for the overall development).

Section 15-141.4 Conditional Zoning Districts

(a) Conditional zoning districts are zoning districts in which the development and use of the property so zoned are governed by the regulations applicable to one of the general use zoning districts listed in the Table of Permissible Uses, as modified by the conditions and restrictions imposed as part of the legislative decision creating the district and applying it to the particular property. Accordingly, the following conditional zoning districts may be established: B-2-CZ.

(b) The conditional zoning districts authorized by this section may be applied to property only in response to a petition signed by all the owners of the property to be included within such district.

(c) The uses permissible within a conditional zoning district authorized by this section, and the regulations applicable to property within such a district, shall be those uses that are permissible within and those regulations that are applicable to the general use zoning district to which the conditional district corresponds as described in subsection (a), except as those uses and regulations are limited by conditions imposed pursuant to subsection (d) of this section. For example, property that is rezoned to a B-2-CZ district may be developed in the same manner as property that is zoned B-2, subject to any conditions imposed pursuant to subsection (d).

(d) When a rezoning petition for a conditional zoning district is submitted (in accordance with Article XX of this chapter), the application shall include a list of proposed conditions (which may be in the form of written statements, graphic illustrations, or any combination thereof) to be incorporated into the ordinance that rezones the property to the requested conditional zoning district. The list of proposed conditions may be modified by the planning staff, advisory boards, or Board of Aldermen as the rezoning application works its way through the process described in Article XX, but only those conditions mutually approved by the applicant and the Board may be incorporated into the conditional zoning district. Conditions and site-specific standards imposed in a conditional district shall be limited to (i) those that address the conformance of the development and use of the site to the provisions of this chapter or to applicable plans adopted by the Board, and (ii) those that address the impacts reasonably expected to be generated by the development or use of the site.

(e) All uses that are permissible in the conditional zoning district shall require the issuance of the same type of permit that such use in the corresponding general use district would ordinarily require (according to the Table of Permissible Uses), i.e. a zoning permit, special use permit, or conditional use permit.

Section 15-321 Initiation of Amendments

(a) Whenever a request to amend this chapter is initiated by the Board of Aldermen, the planning board, the board of adjustment, the appearance commission, or the town administration, the town attorney in consultation with the planning staff shall draft an appropriate ordinance and present that ordinance to the Board of Aldermen so that a date for a public hearing may be set.

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- (1) The name, address, and phone number of the applicant.
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- (3) Stamped envelopes containing the names and addresses of all those to whom notice of the public hearing must be sent as provided in Section 15-323.
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 - (5) A concise statement of the reasons why the petitioner believes the proposed amendment would be in the public interest.
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- (1) Treat the proposed amendment as one initiated by the town administration and proceed in accordance with subsection (a) if it believes that the proposed amendment has significant merit and would benefit the general public interest; or
 - (2) Forward the petition to the Board with or without written comment for a determination of whether an ordinance should be drafted and a public hearing set in accordance with subsection (d).

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Section 15-322 Planning Board and Other Advisory Consideration of Proposed Amendments (AMENDED 10/24/06)

(a) If the Board sets a date for a public hearing on a proposed amendment, it shall also refer the proposed amendment to the planning board for its consideration and may refer the amendment to the appearance commission if community appearance is involved, and may refer the amendment to the transportation advisory board if the amendment involves community transportation issues. **(AMENDED 09/19/95)**

(b) The planning board shall advise and comment on whether the proposed amendment is consistent with the Land Use Plan, Thoroughfare Plan, or other applicable plans officially adopted by the Board of Aldermen. The planning board shall provide a written recommendation to the Board of Aldermen that addresses plan consistency and other matters as deemed appropriate by the planning board. If no written report is received from the planning board within 30 days of referral of the amendment to that board, the Board of Aldermen may proceed in its consideration of the amendment without the planning board report. **(AMENDED 10/24/06)**

(c) A comment by the planning board that a proposed amendment is inconsistent with the Land Use Plan, Thoroughfare Plan or other officially adopted plan shall not preclude

consideration or approval of the proposed amendment by the Board of Aldermen, and the Board of Aldermen is not bound by the recommendations of the planning board. (AMENDED 10/24/06)

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In deciding whether to adopt a proposed amendment to this chapter, the central issue before the Board is whether the proposed amendment advances the public health, safety or welfare. All other issues are irrelevant, and all information related to other issues at the public hearing may be declared irrelevant by the mayor and excluded. In particular, when considering proposed minor map amendments:

- (1) Except when the request is to rezone property to a conditional use district or conditional zoning district, the Board shall not consider any representations made by the petitioner that, if the change is granted, the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Board shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification. (AMENDED 05/25/99; 05/27/08)
- (2) The Board shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large.

Catherine Wilson

From: Bill Soeters <store3651@theupsstore.com>
Sent: Thursday, March 10, 2011 3:42 PM
To: Catherine Wilson
Cc: Holly Holland; rwsaunders@msn.com; brian@carrborocoworking.com; chris@cjstephenson.com; alderdan@gmail.com; davidjessee@mindspring.com; jeffersondparker@gmail.com; nestedhome@gmail.com; havenod@gmail.com; terri@weaverstreetrealty.com
Subject: [LIKELY SPAM CONTENT - ToC IT] ESC Recommendations to the board on Library site
Importance: Low
Follow Up Flag: Follow up
Due By: Friday, March 18, 2011 8:30 AM
Flag Status: Flagged

Cathy,

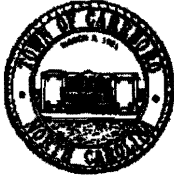
As requested by the board of Alderman, on March 9, the ESC discussed the draft resolution and rezoning request for the proposed county library at 210 Hillsborough Road.

The following was voted on and passed with a 6 - 1 margin. Please forward these ESC recommendations to the board.

1. The ESC is in favor of this site for use as a library. It is particularly attractive because of its downtown location and being next to a school.
2. A comprehensive traffic & parking study should include the needs of the library, school and church in total. It should consider and minimize the impact on the neighborhoods at access points. It should include pedestrian and biking access points.
3. The library will serve the SE portion of Orange County and will attract new people to downtown Carrboro. The ESC feels this will result in a positive economic impact as these visitors frequent Carrboro businesses during these trips.

Respectfully submitted,

Bill Soeters
ESC Chairman
919.918.7161



TOWN OF CARRBORO PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

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

THURSDAY, MARCH 17, 2010

Conditional Rezoning Request for Potential Library at 210 Hillsborough Road from R-10 to B-2

Motion was made by Richard Jaimeyfield and seconded by Robert Williams that the Planning Board notes that there are pros and cons to the selected site for a county library. The Planning Board recommends that the Board of Aldermen postpone making a decision whether to approve or deny the rezoning request in order to allow time for the county, the town, and private entities to gather more information about alternative sites for the library.

VOTE: AYES: (6) Barton, Jaimeyfield, Killeen, Rodgers, Seils, Williams; NOES: (0); RECUSED: (1) Clinton; ABSENT: (1) Poulton; ABSTENTIONS: (0)

Associated Findings

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

Furthermore, the Planning Board finds that the amendment is not wholly consistent with Carrboro Vision 2020. Specifically, Carrboro Vision 2020 Policy 1.22 related to accessibility and Policy 2.11 related to infill development and Policy 3.21 related to the nature of economic development are particular matters of concern.

Motion in support of this finding was made by Michael Rodgers and seconded by Matthew Barton.

VOTE: AYES: (4) Barton, Jaimeyfield, Killeen, Rodgers; NOES: (2) Seils, Williams; RECUSED: (1) Clinton; ABSENT: (1) Poulton; ABSTENTIONS: (0)

Dana Seils
(Chair)

3-18-11
(Date)



TOWN OF CARRBORO

TRANSPORTATION ADVISORY BOARD

RECOMMENDATION

March 17, 2011

SUBJECT: Conditional Rezoning Request for 210 Hillsborough Rd.

MOTION: The Transportation Advisory Board recommends approval of the conditional rezoning to allow for use of a library. The site has access to downtown, public transit, and pedestrian and bicycle infrastructure, and coordinates well with Safe Routes to School plans. Additionally, this site has the potential to minimize parking by sharing the Carrboro Elementary lot. The Orange County library staff provided Hillsborough main library usage and traffic counts, which did not seem excessive.

Moved: Michler

Second: Perry

VOTE: Ayes (6): LaJeunesse, Michler, Perry, Krasnov, Pergolotti, Curtis. Nays (0). Abstain (0). Absent (1): Štolka.

TAB Chair

_____/_____/11
DATE

A full-service library has been at the top of Carrboro's community facilities wish list for decades. So, the recent announcement of a contract to purchase a 2.7-acre site on Hillsborough Road was, in some ways, welcome news. Unfortunately, however, it is not clear that this site will fulfill Carrboro's dream of a place downtown for the community to gather and learn.

While we heartily salute the County Commissioners' determination to bring a library to downtown Carrboro, one has to wonder what indicates that the parcel behind Carrboro Elementary would be the most suitable site. It is served by only one bus line, it is difficult to get to, and traffic would further complicate and congest an already problematic intersection near our elementary school. When did the public have an opportunity to comment on the site selection, or its selection criteria?

A location in the heart of downtown Carrboro along our three bus routes would be a far better option. To be sure, the higher cost of land poses a challenge to finding a site downtown. But there are imaginative solutions to this challenge. For example, the County could partner with the Town and/or private entities to site a library as part of a downtown mixed-use project. The recent proposal to relocate Chapel Hill's Library at University Mall is a good example of a project that integrates commercial and institutional uses.

Below is a picture of the Bookmark Apartments in Portland, Oregon. In addition to the ground-floor library and coffee shop, there are 3 floors above with 49 apartments, including 19 affordable units.



For Carrboro, three possibilities for an innovative and sustainable community project like this are already available to us:

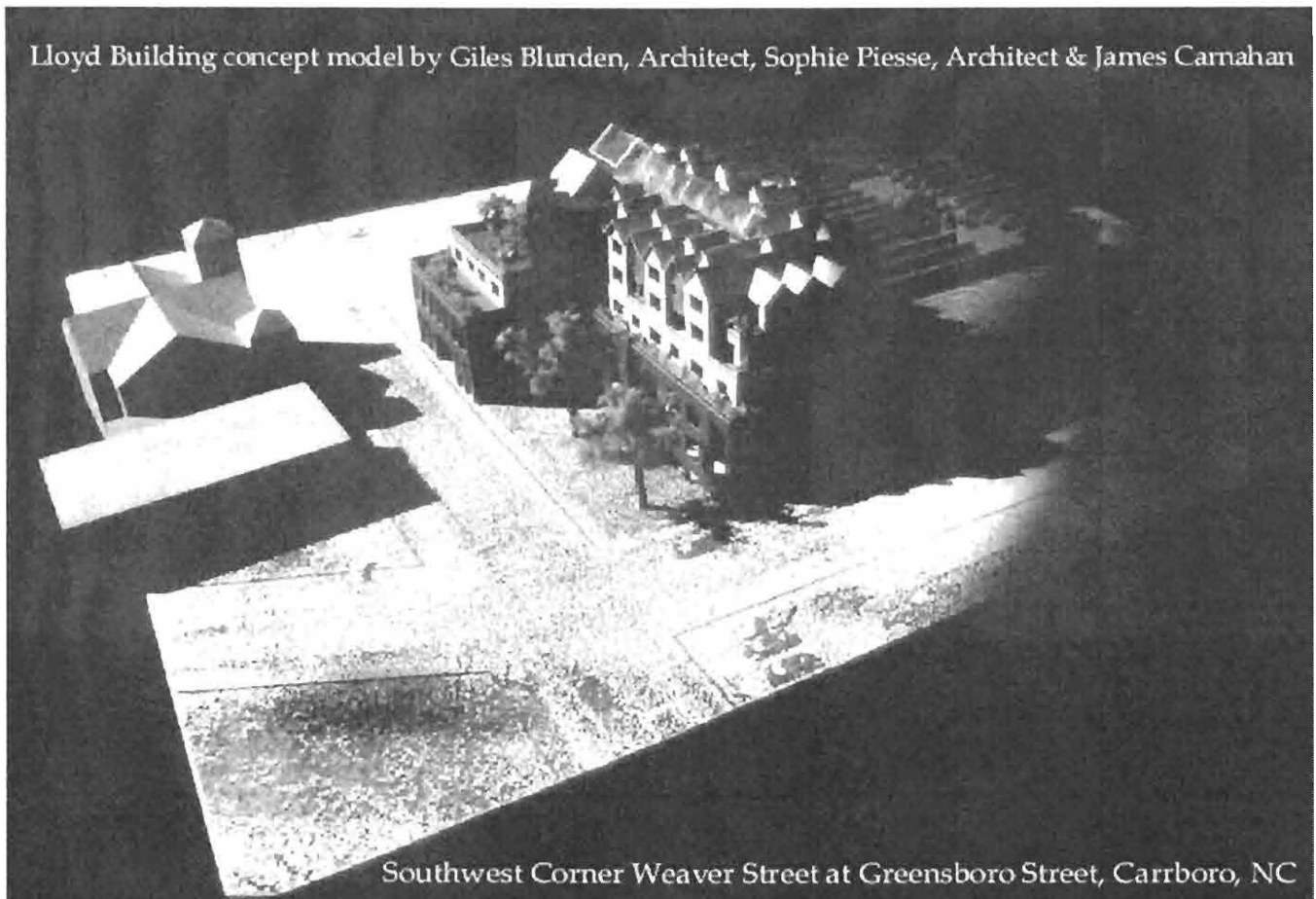
- Carrboro owns the parking lot opposite the Century Center & police station. It is already paid for and could easily accommodate a multi-story mixed-use building that could include commercial, institutional and residential uses. Giles Blunden has a concept model done for this site in 2000 (see image at end).

- The 300 E. Main Street property already has development plans approved around the Arts Center's parcel. The Arts Center has not expressed any plans to expand their current use of their site, yet the site is currently zoned in a way that could provide our community with more amenities.

- A drugstore chain is proposing to construct two-story building on the northwest corner of Weaver & Greensboro Streets, and a significant portion of the parcel is zoned for up to 5 floors. A rezoning will be necessary for the project they are proposing, so the Board of Aldermen has an opportunity to encourage the developers to provide a public amenity in the process. Why couldn't a four-story building at this corner include a library?

As important as it is to have a library in Carrboro, for current residents and those who follow us, the selection of the Hillsborough Road site seems hasty. Sure, this location is expedient and cheap, but it is appropriate for this important civic purpose? Even if public expense is the most significant consideration, aren't there possibilities other than finding land that is "bargain-priced"? We ask the County Commissioners to rethink this purchase and work with the Carrboro Board of Aldermen to find a more suitable location, in the heart of downtown Carrboro, accessible via transit, and alongside the places that bring people together to experience what makes Carrboro "Carrboro."

James Carnahan, Vice-chairman; Carrboro
Benjamin Haven, Treasurer; Chapel Hill
For the Board of Directors of The Village Project, Inc.



Catherine Wilson

From: Steven Stewart
Sent: Tuesday, March 15, 2011 3:54 PM
To: Dan Coleman; jacquelyn gist; Joal Hall Broun; Lydia Lavelle; Mark Chilton; Randee Haven -O'Donnell; Sammy Slade
Cc: Patricia J. McGuire; Matt Efird; Catherine Wilson; 'Frank Clifton'
Subject: FW: Carrboro Library Site

FYI.
Steve

From: Frank Clifton [mailto:fclifton@co.orange.nc.us]
Sent: Tuesday, March 15, 2011 3:50 PM
To: Kathy Gunn
Cc: Earl McKee; Barry Jacobs; Pam Hemminger (External); Alice Gordon (External); Valerie Foushee; Steve Yuhasz; Bernadette Pelissier; Steven Stewart; Gwen Harvey; John Roberts; Lucinda Munger; Donna Baker
Subject: RE: Carrboro Library Site

Ms. Gunn:

Thanks for the feedback.

Please note that the deed restrictions do not apply to a governmental use of the property under North Carolina law.

Hopefully, however this process ends the vast majority of residents (especially, library users) will benefit from the outcome.

Best wishes.

Frank W. Clifton, Jr.
Orange County Manager
200 South Cameron Street, P.O. Box 8181
Hillsborough, NC 27278
Office 919 245 2306 Fax 919 644 3004
fwclifton@co.orange.nc.us www.co.orange.nc.us

From: Kathy Gunn [mailto:kathyellisgunn@gmail.com]
Sent: Tuesday, March 15, 2011 3:29 PM
To: Frank Clifton
Cc: Earl McKee; Barry Jacobs; Pam Hemminger (External); Alice Gordon (External); Valerie Foushee; Steve Yuhasz; Bernadette Pelissier; Steven Stewart; Gwen Harvey; John Roberts; Lucinda Munger; Donna Baker
Subject: Re: Carrboro Library Site

Thanks so much for you prompt reply, Mr. Clifton.

Concerning sites that have previously been considered for the Carrboro Library branch, I feel that this site, too, has external factors that will negatively impact the neighborhood. Neither the church, the day care center or the school has weighed in favorably on this issue due to the vagueness of the petition wording. I understand that the conditional zoning was chosen in order to make this process move faster (and less expensively) but believe that it also leaves many important questions unanswered.

I also believe that there may be "semi-residential" areas in Carrboro (perhaps North Carrboro?) that would welcome a library but this strictly residential neighborhood does not. And since there is a deed restriction on this property, it feels unseemly to force such a big change onto folks who clearly never expected to have this kind of issue arise.

I agree that the library will be a community asset and have no doubt that it will be designed with all consideration to the neighboring buildings and properties as well as your willingness to get it right from the start. I think that process starts with finding a site that is more acceptable to neighboring property owners.

I look forward to the quick resolution of this issue.

Kathy Gunn

On Tue, Mar 15, 2011 at 2:54 PM, Frank Clifton <fclifton@co.orange.nc.us> wrote:

Ms. Gunn:

Thank you for the input.

I appreciate your concerns and issues taken with the County's decision where a Southern branch of the Orange County Library system might be located.

The zoning classification sought by the County (under the advice of the Town Staff) is to facilitate the location of a structure to be used for library purposes only. The structure could be as large as 20,000 square feet and be a one story building. Specific details related to the building have not yet been formulated. These parameters are based upon the size and services offered at the County's main branch in Hillsborough.

We did consider other sites in the Carrboro area. No other site had the size and shape necessary to allow a facility as we envision it to go forward. Other sites all had external factors that negatively impacted those sites for the purposes we are seeking.

It is not unusual for branch libraries to be located in residential or semi-residential areas. Generally, these locations add to neighborhood uses which residents see as a plus. The site is adjacent to an elementary school. There is a church with a daycare program located nearby. It is a short walk to Town Hall and the Farmers Market. There are several 'commercial' ventures within a one block walk.

Like you, we have concerns over how the library might impact adjoining properties. We are committed (IF the Town Board authorizes the rezoning) to adapt the site and building construction to mitigate as much as possible impacts on surrounding neighbors. More importantly we are committed to building a community and county asset for the use of residents.

I fully understand your opposition and concerns. We only plan to build a 'library' and the Town Board may specifically restrict the County's use of the site to that purpose. If the Town Board approves the site for the library, it is envisioned we will allow extensive community involvement in the building design process. Our goal is to do it right on the front end.

I encourage you to visit the Hillsborough main branch of the County library. It was built on a tight site and is a two story building. It has historic houses in the immediate neighborhood and adjacent to the library. We hope to do something just as nice on the site in Carrboro. Lucinda Munger can provide you and anyone else a tour of the facility and let you get a personal perspective on what the County would ultimately attempt to duplicate. (The Carrboro building would be a one-story structure and somewhat smaller in size. The Hillsborough building is 23,000 SF on two floors.)

The Town Board will decide if this site is appropriate and place appropriate restrictions upon the site to protect it from non-library related uses. Hopefully, the process and decision will be made in a timely manner.

If the Town Board decision is that this site does not work for a branch library, at this point no other sites fit that need near the general downtown Carrboro area. As the process goes forward please feel free to offer constructive input into how we can make this site work better for everyone. Thanks again for your input and providing issues of concern.

Thank

Frank W. Clifton, Jr.

Orange County Manager

200 South Cameron Street, P.O. Box 8181

Hillsborough, NC 27278

Office 919 245 2306 Fax 919 644 3004

fwclifton@co.orange.nc.us www.co.orange.nc.us

From: Kathy Gunn [mailto:kathvellisgunn@gmail.com]

Sent: Tuesday, March 15, 2011 1:16 PM

To: Earl McKee; Barry Jacobs; Pam Hemminger (External); Alice Gordon (External); Valerie Foushee; Steve Yuhasz; Bernadette Pelissier; Frank Clifton

Subject: Carrboro Library Site

From: Kathy Ellis Gunn
Phone Number: 919-280-0895

Dear Orange County Commissioners and County Manager Clifton:

As someone who lives on property adjacent to the proposed Carrboro Library site (aka Orange County Library Southwest Branch), I feel the need to question the choice and timing of this decision.

The type of conditional zoning district that Orange County intends is described as a "transitional district designed to accommodate commercial uses in areas that were formerly residential but that may be more desirable for commercial activities due to high traffic volumes and proximity to other non residential districts." With the exception of Carrboro Elementary School, all of the adjoining property is owned by the people who reside there. There are NO other commercial properties on Hillsborough Road. Anyone who has walked or biked down our street knows that this area is definitely not "more desirable for commercial activities" nor does it currently have high traffic volumes.

Also in its petition, Orange County states that "the County has a limited window of opportunity" and that "there is insufficient time available to complete all required submittal components necessary for the Conditional Use Permit Process...and adhere to our time limitations on making a formal decision." Since Carrboro has waited for over 20 years to have its own free-standing library, why the sudden urgency to purchase this particular residential property? Especially knowing that all of the adjoining homeowners are opposed to this location.

And since the petition also states that "the county does not intend to break ground on this project in the foreseeable future", the lack of funds for building a library at this time seems to be an issue that needs to be addressed.

I feel that in the future, Orange County should pursue more suitable properties, ones which are centrally located in areas that are already zoned commercial and more in keeping with the policy of the Town of Carrboro to support the evolution of its downtown district.

I propose that now is not the time to spend county money on a library site and that, when the time is appropriate, Carrboro Library should be located in downtown Carrboro where it can enhance our business district - in the center of our community. The current site proposed by Orange County is ill-suited and ill-timed.

I urge you all to take a walk down Hillsborough Road. I will see you tonight and at the upcoming public hearing to discuss these issues on the 22nd of March at 7:30 at Carrboro Town Hall.

Kathy Ellis Gunn
212 Hillsborough Road
Carrboro

Catherine Wilson

From: Steven Stewart
Sent: Tuesday, March 15, 2011 4:04 PM
To: Dan Coleman; jacquelyn gist; Joal Hall Broun; Lydia Lavelle; Mark Chilton; Randee Haven -O'Donnell; Sammy Slade
Cc: Patricia J. McGuire; Matt Efird; Catherine Wilson; 'Frank Clifton'
Subject: FW: Re Orange County's request to rezone 210., Hillsborough Road, Carrboro for library purposes.

FYI.
 Steve

From: Frank Clifton [mailto:fclifton@co.orange.nc.us]
Sent: Tuesday, March 15, 2011 3:59 PM
To: Steven Stewart
Subject: FW: Re Orange County's request to rezone 210., Hillsborough Road, Carrboro for library purposes.

fti

Frank W. Clifton, Jr.
 Orange County Manager
 200 South Cameron Street, P.O. Box 8181
 Hillsborough, NC 27278
 Office 919 245 2306 Fax 919 644 3004
 fwclifton@co.orange.nc.us www.co.orange.nc.us

From: Nerys Levy [mailto:rilevy@mindspring.com]
Sent: Tuesday, March 15, 2011 3:20 PM
To: michaelrodgers@gmail.com; john.patrick.killeen@gmail.com; damon.seils@gmail.com; Poult0001@mc.duke.edu; richard@dogwood.tv; matthew.barton@ieee.org; base0005@yahoo.com; csclinton@mhaworks.com; Lydia Lavelle
Cc: mayorchilton@gmail.com; jgist@carrboro.com; joal broun; sammy_slade@hotmail.com; havenod@gmail.com; alderdan@gmail.com; Lucinda Munger; Andrea Tullos; Anne Pusey; Janet Caudle; Alexandra Brown; Martha Tyson; Dolly Triantafillou; Catherine Devine; Linda Browner; Barbara Dewey; bbarto01@aol.com; Gerry Christmas; Bernadette Pelissier; Frank Clifton; Valerie Foushee; Alice Gordon (External); Pam Hemminger (External); Steve Yuhasz; Barry Jacobs; emkee@co.orange.nc.us
Subject: Re Orange County's request to rezone 210., Hillsborough Road, Carrboro for library purposes.

To the Town of Carrboro:Planning Board.
 March 15, 2011

Dear Planning Board members,
 I am writing this as a long standing Friend of the Carrboro Branch Library, a tax paying resident of South West Orange County and a member of three Orange County Library Task Forces..For twenty years I have been involved with the Friends of the Carrboro Branch Library and was one of the group which was instrumental in bringing the Carrboro Branch Library to Mc Dougle School in 1995. The idea of a free standing library in Carrboro is not new. The Friends of the Carrboro Branch Library originated in 1987 at the urging of former Carrboro mayor, Senator Ellie Kinnaird. Arriving at a point where land at 210 Hillsborough Road has been proposed at its future site by Orange County is a major advancement in the cause of giving the people of Carrboro and south west Orange County equal access to knowlege and public information at an accessible and compehensive free standing library. Currently Carrboro and south west Orange County are severly underfunded and underserved re library services, as delineated in the reports of the three Orange County Library Task forces on which I have served. Just for your information, Carrboro Branch Library has 1.37 FTE's for

35,000 people. Orange County is 60th in the state for library provision and North Carolina is 44th in the nation for library provision. The proposed facility at 210 Hillsborough Road, Carrboro will help redress this glaring inequity. Carrboro is the largest town in NC without a free standing library and the most densely populated town in the state. So it is natural that the proposed SW Orange Branch Library will be placed in the middle of the community where most south west Orange County residents live. There are rules and regulations pertaining to libraries-as delineated in the three Library Task Force reports-and the site at 210 Hillsborough Road, Carrboro, meets those criteria. Other sites suggested by opponents of the rezoning of this proposed site may want to read the FAQ's prepared by Orange County delineating their reasons for this site selection To access this information please go to <http://www.co.orange.nc.us/library/southwestbranchFAQ.asp>.

The proposed library will not be a place of business-hence the rezoning request from residential to business is misleading. Mrs Martha Tyson (tysonmj@cochill.net), the Friends president has, in her letter to you, listed the many reasons why neighborhoods should welcome this facility, including a report by realtors correlating a rise in real estate values with accessibility to libraries. Furthermore, the land rezoning request by Orange County is just for a library-nothing else- and the process of its planning and development will give much room for public input. Working together we can build something at 210 Hillsborough Road, Carrboro which will met everyone's criteria. To classify this site as unsuited for a library (it is next to a school and in the center of the population it aims to serve) is to deny the people of Carrboro and south west Orange County access to public knowledge and information in the coming years for which they are paying and are, at the moment not receiving. We are so close to getting something which will help our community progress both educationally and economically. We the Friends of the Carrboro Branch Library and I, as a long standing Library Task Force member, ask that you all help give the southwest Orange County Branch Library a home. You took the gamble on the Cybrary-and that has worked well Now help merge the Cybrary with the Carrboro Branch Library into a facility which will serve many future generations. Let us all take pride in knowing that we all made it happen.

Sincerely,

Nerys Levy

Friends of the Carrboro Branch Library

Member of the three Orange County Library Task Forces, 2000-2007

Email rilevy@mindsping.com

Catherine Wilson

From: Steven Stewart
Sent: Tuesday, March 15, 2011 4:03 PM
To: Dan Coleman; jacquelyn gist; Joal Hall Broun; Lydia Lavelle; Mark Chilton; Randee Haven -O'Donnell; Sammy Slade
Cc: Patricia J. McGuire; Matt Efird; Catherine Wilson; 'Frank Clifton'
Subject: FW: Mrs Martha Tyson's letter re Orange County's request to rezone 210 Hillsborough Road, Carrboro, NC for library purposes

FYI.
 Steve

-----Original Message-----

From: Frank Clifton [mailto:fclifton@co.orange.nc.us]
Sent: Tuesday, March 15, 2011 3:59 PM
To: Steven Stewart
Subject: FW: Mrs Martha Tyson's letter re Orange County's request to rezone 210 Hillsborough Road, Carrboro, NC for library purposes

fyi

Frank W. Clifton, Jr.
 Orange County Manager
 200 South Cameron Street, P.O. Box 8181
 Hillsborough, NC 27278
 Office 919 245 2306 Fax 919 644 3004
 fwclifton@co.orange.nc.us www.co.orange.nc.us

-----Original Message-----

From: Nerys Levy [mailto:rilevy@mindspring.com]
Sent: Tuesday, March 15, 2011 3:41 PM
To: Frank Clifton; Bernadette Pelissier; Valerie Foushee; Alice Gordon (External); Steve Yuhasz; Pam Hemminger (External); Barry Jacobs; Earl McKee
Cc: Andrea Tullos; Anne Pusey; Lucinda Munger
Subject: Fw: Mrs Martha Tyson's letter re Orange County's request to rezone 210 Hillsborough Road, Carrboro, NC for library purposes

----- Original Message -----

From: "Nerys Levy" <rilevy@mindspring.com>
To: <michaelrodgers@gmail.com>; <john.patrick.killeen@gmail.com>; <damon.seils@gmail.com>; <Poult001@mc.duke.edu>; <Richard@dogwood.tv>; <matthewbarton@iooo.org>; <base00055@yahoo.com>; <dclinton@mhaworks.com>; <lydia@lydialavbelle.com>
Cc: <mayorchilton@gmail.com>; <jgist@townofcarrboro.com>; "joal broun" <brounsj@mindspring.com>; <sammy.slade@hotmail.com>; <havenod@gmail.com>; <alderdan@gmail.com>; "Andrea Tullos" <atullos@co.orange.nc.us>; "Heidi Perov" <heidi@unc.edu>; "Alexandra Brown" <bandbfarm@yahoo.com>; "Gerry

Christmas" <gerry.christmas@gmail.com>; "MELVA OKUN" <mokun@mindspring.com>;
 "Dolly Triantafillou" <dolorest@bellsouth.net>; "Carolyn H. White"
 <chwhite@chccs.k12.nc.us>; <nancy.margolin@gmail.com>; "Lucinda Munger"
 <lmunger@co.orange.nc.us>; "Anne Pusey" <apusey@co.orange.nc.us>;
 <jcaudle@co.orange.nc.us>; <bbarto001@aol.com>; "Catherine Devine"
 <catdevine@mindspring.com>; "Bernadette Pelissier"
 <bpelissier@co.orange.nc.us>

Sent: Tuesday, March 15, 2011 9:02 AM

Subject: Orange County's request to rezone 210 Hillsborough Road, Carrboro,
 NC for library purposes

> To the Town of Carrboro: Planning Board

>

> March 14th, 2011,

>

>

> Dear Members of the Planning Board,

>

> I am writing to encourage you in your efforts to rezone the land the Town
 > of Carrboro has an option to purchase for a library. The people living
 > in the county and particularly the southwestern portions of the county
 > would finally receive the services of a library which they have found
 > impossible to access in the past. Large segments of the community who
 > have not received benefits which come from the presence of a full service
 > library or because of the limited hours the present library is able to
 > remain open, would at last see many new programs directed to their needs
 > (families with young children, the elderly, families who have moved here
 > from other countries, people who cannot afford to own their own
 > computers-are just a few examples).

>>

>> It is unfortunate that the terminology for the rezoning is called
 >> "commercial" as this is understandably frightening to those people
 >> located closest to this site. I believe it is your responsibility to
 >> alleviate these fears by making it clear to them that there is no legal
 >> term for a public facility like a library. Undoubtedly they will want
 >> some reassurances that if the life of the library should end, that the
 >> zoning for commercial use would not be used as such.

>>

>> When a library is built, it is not to be construed as a place of traffic
 >> constantly in and out of the facility. People go to libraries all during
 >> the day and evening and only in the event of large meetings would traffic
 >> pose a problem. The Century Center and the Town Hall provide that type of
 >> service.

>>

>> Location is prime. The Carrboro Branch Library presently in operation
 >> has learned the many positive results come from cooperation with a
 >> public school. We would hope this enriching experience would continue
 >> with the Carrboro Elementary School so close to the proposed site.
 >> Bicycles can easily access the area and public transportation is but
 >> feet away. I am personally gratified because I own a house in the
 >> neighborhood and new sidewalks will be installed this summer. This makes

>> a safe, easy walking path from downtown to the future library.
>>
>> Surely professional engineers and landscapers would be involved in the
>> planning and execution of such a building. They would provide ideas for
>> safe drainage and proper screening with plantings so the neighbors would
>> not have to worry about losing their privacy.
>>
>> I encourage you to please approve of the rezoning of this site to
>> commercial for the future library building. We have worked on this
>> project about 24 years now in our effort to make library services readily
>> available to all the residents of Carrboro and those in the county living
>> near the town. This will be a library open without charge to ALL
>> residents of Orange County. In our efforts these past years we have
>> carefully assessed every building which could possibly house a library.
>> None fulfilled the state requirements for a library. This acreage, would
>> definitely meet those guidelines.
>>
>> Thank you for your careful consideration.
>>
>> Martha Tyson
>> President of The Friends of the Carrboro Branch Library
> Email: tysonmj@cochill.net
>>
>

Maryann Vacheron
612 Hillsborough Road
Carrboro, NC 27510

March 22, 2011

Dear Elected Officials of Carrboro:

I am writing to let you know that I strongly oppose the rezoning of 210 Hillsborough Road. I think it is a terrible place to put a library or any high traffic business. My reasons are as follows:

1. The parcel in question is located in the Historic District of Carrboro and the proposed driveway/street to the library, would cut through the yards of two homes, one a designated historic home.
2. This is a clear violation of the Carrboro Vision 2020 Policies, point 2.42, which is to "preserve historic areas, buildings and older neighborhoods, and retain unspoiled green spaces and other natural areas." A library in this location would certainly violate this vision by placing a driveway/street in the yard of an historic home and spoiling the appearance of one of Carrboro's most beautiful residential neighborhoods.
3. The residents of these homes would be subject to the noise and pollution of cars and delivery trucks. This, of course, would be worse as the cars and trucks sit and idle between these homes as they wait to access Hillsborough Road.
4. Pine St. already has too much traffic for its size as it is a "cut through" street and traffic for the library would make it much worse.
5. It would also reduce the property values of the homes in this area.

6. I am surprised that Carrboro/Orange County thinks it can afford a stand alone library when just two years ago officials were saying they could no longer afford to run the Carrboro Cybrary and McDougle School library and both were in danger of being closed. Is this something Carrboro can afford? How will it be funded?

I think this is an impulsive and poorly thought out idea. Why is it all of a sudden so urgent?

The current library space at McDougle is 7,000 sq. ft. and it seems like a lot of money and disruption to build a library of only 20,000 sq. ft. The now too small Chapel Hill Library is 27,000 sq. ft. and I would suggest that the Carrboro library should be at least that size. The county would be better served if a larger piece of land was found and a library built that would also have room for expansion if that were needed in the future. The plot in question is too small and in the wrong location.

Sincerely,

Maryann Vacheron

P.O. Box 936
Carrboro, NC 27510
March 21, 2011

Dear Mayor and Board of Alderman

I recieved notice of the possible re-zoning of 210 Hillsborough Road because my home is within 1000 feet of the proposed library. I support this rezoning completely and believe that any safety concerns about traffic can be addressed by simply lowering the speed limit to 20 mph. I believe this library would be one of the most walked to and bicycled to libraries in the country. Libraries are a wonderful place for young and old alike and this is the right time and place for a library in Carrboro. I urge you to support the rezoning of 210 Hillsborough Road so that our library dream becomes a reality.


Jacqueline Allen

Catherine Wilson

From: Peter Matischak <pmatishak@arpinintl.com>
Sent: Tuesday, March 22, 2011 3:21 PM
To: zzDept. Mail - Town Clerk
Subject: Library in Carrboro

To Whom It May Concern:

It would be absolutely fantastic to have a library in downtown Carrboro.

Please vote yes for the proposed location in Carrboro.

Thank you,

Peter

Peter Matischak
Director Global Sales
Arpin Group, Inc.

100 Bel Arbor Lane, Carrboro, NC 27510

T. 1-919-969-1661

C. 1-919-302-0031

E. pmatishak@arpinintl.com

www.arpinintl.com

Please consider the environment before printing this email

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Catherine Wilson

From: John Parker <spartanparker@yahoo.com>
Sent: Tuesday, March 22, 2011 12:48 PM
To: zzDept. Mail - Town Clerk
Subject: Library

Hello,

I live off Hillsborough on Bel Arbor and would love to see the Carrboro library moved near the Carrboro Elementary School.

Thank you for considering my input,

John C. Parker

"Science is built up with fact, as a house is with stone.
But a collection of fact is no more a science than a heap of stones is a house."
Jules Henri Poincare

Catherine Wilson

From: clbrooke@mindspring.com
Sent: Tuesday, March 22, 2011 11:56 AM
To: zzDept. Mail - Town Clerk
Subject: Carrboro Library

Dear Carrboro Aldermen,

I have been a resident of Carrboro since 1997. During that time, I have used the Chapel Hill Public Library at least once a week, sometimes more often. I occasionally use the Carrboro Branch Library, but its limited hours make it much less accessible. Having a full-service library near downtown Carrboro would be an important addition to a community that is very committed to education.

When I learned the site on Hillsborough Road was being considered for the library, I was thrilled. Having the library located within walking distance of so many community members makes real sense. A location near Carrboro Elementary School is an added bonus. I live in the Bel Arbor neighborhood, and would definitely combine walks to the library with visits to the Farmer's Market, Weaver Street, the Looking Glass, and other downtown businesses.

I understand the concern of neighbors about increased traffic, but it seems unlikely the traffic would be much different than what the neighborhood already deals with having a school nearby. It is part and parcel of living near downtown, and the advantages of this location far outweigh the disadvantages.

Thank you for considering my comments.

Carol Brooke
102 Rocky Point
Carrboro, NC 27510

(919) 933-6041

Catherine Wilson

From: Patty Hume <mphume@juno.com>
Sent: Tuesday, March 22, 2011 2:59 PM
To: zzDept. Mail - Town Clerk
Subject: library site

I can't make the meeting tonight but am definitely in favor of the site under discussion. Please let the planning board members know of this positive reaction.

Patty Hume
Carrboro NC



Date: March 21, 2011

To: Patricia J. McGuire, Planning Administrator, Town of Carrboro

From: Todd LoFrese, Assistant Superintendent for Support Services

A handwritten signature in black ink, appearing to read "Todd LoFrese".

Re: Proposed Library Site

Please accept this letter on behalf of the Chapel Hill-Carrboro City Schools as feedback on the proposed public library site adjacent to Carrboro Elementary School. Earlier this month, district administration reviewed the proposed public library site with representatives from Orange County. At that meeting we provided feedback to Orange County staff with respect to this proposed location. A brief summary of that feedback is provided below.

Having a library that is in close walking distance to any school would provide a great resource for children and their families. Libraries provide a wealth of resources in addition to books; including access to computers, hosting special events, and providing programming for the community. For these factors and more, having a library nearby Carrboro Elementary School would be desirable by the district. We believe that it would likely result in the development of school and library based programs to best utilize the public library's resources and meet our children's needs. I am also aware that Carrboro Elementary School's SIT (school improvement team) has discussed this item and they see the proposed library as an asset for the school.

We do have some concerns and want to share those concerns with the Town of Carrboro as well. Carrboro Elementary School has extremely limited parking. The majority of the parking is located on Shelton Street. We would be concerned about the possible loss of on street parking if library patrons chose to park in this area. In addition, traffic in the area during the school arrival and dismissal times is extremely heavy. We would request that measures are taken to prevent traffic increases into and out of our campus. We are also concerned about pedestrian access to and from the library from school property. It is important that we maintain proper security on school grounds and we would not want to have the general public using the school grounds as an access point to and from the library.

Thank you for considering this feedback in the review and rezoning process. Please contact me if you have any questions.

CC: N. Pedersen, E. Bivins, S. Stewart, Board of Alderman, F. Clifton, G. Harvey



Carrboro Elementary School

400 Shelton Street | Carrboro, NC 27510 | 919-968-3652



Emily Bivins-Principal

March 11, 2011

Dear Board of Alderman,

I am writing a letter on behalf of the School Improvement Team (which consists of parents and staff) concerning the proposed public library site adjacent to the school. We do not feel it is the school's responsibility to weigh in on where the public library should be built, but we did want to share our thoughts about the benefits and concerns.

First, we see the proposed location as an asset to the school in that it would provide close, walkable access for our children and families. The possible programs and resources available in the public library would allow a place for our students to check out materials, access computers and participate in programming like book clubs and summer reading. Currently, some students and families do not have transportation to access other available full service libraries in our community. It would also provide additional parking for large school events and meeting space for organizations that currently may use the school facility as a make-shift meeting space.

Next, we would like to share our concerns about the proposed location. We are concerned about traffic patterns for the proposed site. Hillsborough Street is heavily traveled for our community and cars commonly travel too fast and do not readily stop at designated cross walks. The additional traffic could further this problem.

We are also concerned about emergency access through the school parking lot off of Shelton Street. This is currently the only school parking lot and is almost always full. We worry that library patrons would attempt to use this emergency access as a cut through or use the designated school parking and walk over to the library.

Lastly, we are concerned about the walking and biking paths that would need to be established to provide access to the rear of the proposed library site. This would mean accessing the school property in some way. While we would like our students to have safe access from the school grounds, we also need to protect the safety of our students on the school grounds. As there is not a fence around most of the school property, including the playground, it would be a huge safety concern to have people from the general public walking across school property during school hours.

Given the above pros and cons for Carrboro Elementary School, we still feel strongly our community needs access to a public library. Thank you for seeking feedback from the community.

Sincerely,
Emily Bivins, Principal
Carrboro Elementary School



Carrboro United Methodist Church, Inc.

200 Hillsborough Road
Carrboro North Carolina 27510
919-942-1223

www.carrboroumc.net

carrboroumc@bellsouth.net

BE IT RESOLVED, by the Administrative Council of Carrboro United Methodist Church, meeting in regular session on March 20, 2011:

That Carrboro United Methodist Church opposes the proposed location of the Carrboro library at the site off Hillsborough Road. This position is based on the following factors:

1. A library at the proposed location would create traffic flow that is incompatible with the current uses of the surrounding property and create dangerous congestion on Hillsborough Road.

For example, at the beginning and end of the school day at Carrboro Elementary School, left turns are prohibited from Shelton Street to Hillsborough Road and Main Street. Thus, all traffic from the school would be directed past the library entrance, creating congestion.

This intersection is in front of the church. This congestion would also apply to traffic going to and from the Church's daycare center, which includes parents dropping off and picking up toddlers and preschoolers.

2. It has been suggested that the existing right-of-way between the Church and Carrboro Elementary School would be a possible second entrance to the library. Library traffic in this area would be dangerous.

This right-of-way is now used as a parking and pedestrian area for two institutions that serve small children, Carrboro Elementary and the day care operated by the Church. The right-of-way directly abuts the playground used by the Church's day care. The day care serves toddlers and preschoolers.

Church-goers would be in a similar situation. The right-of-way directly abuts the church building, and it is used as a parking and pedestrian area for Sunday services and other events. Church-goers include people of all ages, including small children and the elderly.

3. The Town ordinance states that B-2 zoning is specifically designed as a transition from residential to commercial. The description of B-2 zoning states that it is "designed to accommodate commercial uses in areas that were formerly residential but that now may be more desirable for commercial activities due to high traffic volumes and proximity to other nonresidential districts." The ordinance even states that B-2 zoning contemplates conversion of existing residential structures to commercial.

However, this proposed rezoning would create a commercial district in the middle of an established residential area that shows no signs of transition. This area is established residential. There are not high traffic volumes. The proposed location of the library is not close to nonresidential districts, but in the middle of the established residential area, completely surrounded by homes.

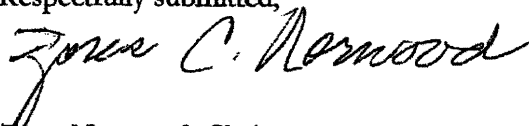
Uses listed for B-2 zoning reflect the transitional character. These uses would be possible in B-2-CZ subject only to negotiation with the applicant, where conditions were met. Most of these uses are incompatible with the area, with its current mix — established homes, an elementary school, and our Church and day care.

Such uses include: high-volume retail, wholesale stores, travel agencies, office buildings, doctor's offices, printers, bowling allies, skating rinks, indoor tennis courts, pool halls, gyms, swimming pools, gas stations, flea markets, and plant stores.

This rezoning in essence is a directive by the Town to convert this residential area to commercial. The B-2 uses reflect the statement in the Town ordinance that B-2 zoning is intended for a neighborhood already in transition. This rezoning would create a transition where none now exists. This is not in keeping with the description of B-2 zoning in the ordinance. The rezoning is improper.

4. Further, this major rezoning — and the beginning of a forced neighborhood conversion — is based on woefully inadequate information, without any traffic study or other consideration of the impact.
5. The Church considers this discussion separate from the issue of whether the county should locate a branch library in Carrboro. The two issues should not be confused. The Church takes no position on the issue of whether there should be a library in Carrboro. The Church's position is that a library, if constructed, should not be located on the proposed site and that this site not be rezoned.

Respectfully submitted,



Zona Norwood, Chair
Administrative Council

Petition to Reject Proposed Library Location

In order to maintain the quality of life, community, and health for its citizens and, specifically, the historical integrity, aesthetics, and pedestrian friendliness of Hillsborough Road in Carrboro there can be **no** rezoning of residential property for commercial use.

We, the undersigned, are concerned citizens who urge our leaders to act now to reject the location of the southwestern branch library on Hillsborough Road in Carrboro as proposed by the Orange County Board of Commissioners.

Printed Name	Signature	Address	Comment	Date
Lindsey Hughes	<i>Lindsey Hughes</i>	218 Hillsborough Rd Carrboro		2/13/2011
Barbara Rubin	<i>Barbara Rubin</i>	214 Hillsborough Rd Carrboro, NC		2/13/2011
<i>Madeline Ryan</i>	MADELINE RYAN	120 PINE ST. CARRBORO NC 27510		2.13.11
ROSA RYAN	<i>Rosa Ryan</i>	120 Pine St Carrboro, NC 27510		2/13/11
<i>Marty Mandell</i>	<i>Marty Mandell</i>	116 PINE ST. CARRBORO, NC 27510	THIS RESIDENTIAL SITE WITH POOR ACCESS, IS NOT SUITABLE FOR A BOOK LIBRARY!	2/13/11
Lisa Waller	<i>Lisa Waller</i>	114 Pine St Carrboro NC 27510	Already too much fast, dangerous traffic through this area	2/13/11
TONY GRECO	<i>Tony Greco</i>	114 PINE ST. CARRBORO, N.C. 27510	"	2/13/11
FRANK BUTCHER	<i>Frank Butcher</i>	113 PINE ST CARRBORO NC 27510	"	2/13/11
Maurice Young	<i>Maurice Young</i>	109 Pine St.		2/13/11

Petition to Reject Proposed Library Location

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Printed Name	Signature	Address	Comment	Date
MARC PARADIS	<i>M. Paradis</i>	213 Hillsborough Rd		2/14/11
KARL MILLER	<i>Karl B. Miller</i>	205 HILLSBOROUGH RD		2/14/11
<i>Mike Borg</i>	<i>Mike Borg</i>	100 Hillsborough Rd		2/14/11
<i>Jack Whittfield</i>	<i>Jack Whittfield</i>	204 Hillsborough Rd.		2/14/11
<i>Kemp Watson-Diamond</i>	<i>Kemp Watson-Diamond</i>	208 A Hillsborough Rd		2/14/11
<i>Rose Watson-Diamond</i>	<i>Rose Watson-Diamond</i>	208 A Hillsborough Rd		2/14/11
<i>KIM PAGE</i>	<i>Kim Page</i>	209 Hillsborough Rd.		2/14/11
<i>Anthony Lawson</i>	<i>Anthony Lawson</i>	215 Hillsborough NC		2/14/11
<i>Kathy Gunn</i>	<i>Kathy Gunn</i>	212 Hillsborough Rd		2/14/11

Petition to Reject Proposed Library Location

In order to maintain the quality of life, community, and health for its citizens and, specifically, the historical integrity, aesthetics, and pedestrian friendliness of Hillsborough Road in Carrboro there can be no rezoning of residential property for commercial use.

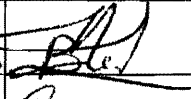
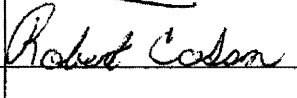
We, the undersigned, are concerned citizens who urge our leaders to act now to reject the location of the southwestern branch library on Hillsborough Road in Carrboro as proposed by the Orange County Board of Commissioners.

Printed Name	Signature	Address	Comment	Date
x Rachel Elliott	<i>R Elliott</i>	103 Pine Carrboro		2/13/11
/ Seth Elliott	<i>S Elliott</i>	"		"
Vicki Boyer	<i>Vicki Boyer</i>	1203 N. Greensboro St		2/13/11
Samuel Henderson	Sam Henderson	325 Hears how Rd		2/13/11
Beth Henderson	<i>Beth Henderson</i>	"	unbelievable!	2/13/11
Joy Neville	<i>Joy Neville</i>	(401) 401A Hillsboro Rd		2/13/11
Joy Neville	<i>Joy Neville</i>	(402) Hillsborough Rd		2/13/11
Bobbie Stanford	<i>Bobbie Stanford</i>	1800 N. Greensboro St	bad location in a residential neighborhood	2/13/11
C. Ashley Stanford	<i>Ashley Stanford</i>	1800 N. Greensboro St	Residential neighborhood LAND COVENANTS	2/13/11

Petition to Reject Proposed Library Location

In order to maintain the quality of life, community, and health for its citizens and, specifically, the historical integrity, aesthetics, and pedestrian friendliness of Hillsborough Road in Carrboro there can be **no** rezoning of residential property for commercial use.

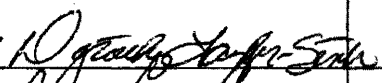
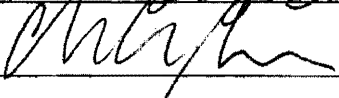
We, the undersigned, are concerned citizens who urge our leaders to act now to reject the location of the southwestern branch library on Hillsborough Road in Carrboro as proposed by the Orange County Board of Commissioners.

Printed Name	Signature	Address	Comment	Date
Bahija Zingari		128 Friar LN Carrboro		3/21/2011
Robert Colson		2525 Booker Creek Rd		3/21/2011

Petition to Reject Proposed Library Location

In order to maintain the quality of life, community, and health for its citizens and, specifically, the historical integrity, aesthetics, and pedestrian friendliness of Hillsborough Road in Carrboro there can be **no** rezoning of residential property for commercial use.

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Printed Name	Signature	Address	Comment	Date
Dorothy Taylor-Senter		208 Hillsborough Rd		2/14/11
Cray Gunn		212 HILLSBOROUGH RD		2/14/11

Petition to Reject Proposed Library Location

In order to maintain the quality of life, community, and health for its citizens and, specifically, the historical integrity, aesthetics, and pedestrian friendliness of Hillsborough Road in Carrboro there can be **no** rezoning of residential property for commercial use.

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Printed Name	Signature	Address	Comment	Date
Jean Gietman	Jean P. Gietman	103 Possum Pl. CHNC	concern for safety of children inappropriate location traffic impact	3/20/11
Claire McKeown	Claire McKeown	102 Dove St. Carrboro NC		3/20/11
Jane Watts	Jane Watts	211 Simpson St. Carrboro		3/21/11
Billy Watts	Billy Watts	211 Simpson St.		
Jacqueline Loftgren	Jacqueline Loftgren	119 Morgan Bend Ct. CH 27517		3/21/11
Molly Ward	Molly Ward	2013 Old NC 86 27516 CH		3/21/11
SHERYL LLOYD	Sheryl Lloyd	2013 Old NC 86 27516 CH		3/21/11
T.W. Lloyd	T.W. Lloyd	116 Oak St. NC 27517		3/21/11
Jessica Horner	Jessica Horner	1855 Mount Carmel church rd chapel hill 27517		3-21-11

Petition to Reject Proposed Library Location

In order to maintain the quality of life, community, and health for its citizens and, specifically, the historical integrity, aesthetics, and pedestrian friendliness of Hillsborough Road in Carrboro there can be no rezoning of residential property for commercial use.

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Printed Name	Signature	Address	Comment	Date
Dickie Andrews	Dickie Andrews	814 W. main st. Carrboro	This is not the right location for this project.	2/15/11
Becky Riggsbee	Becky Riggsbee	304 Lindsay St Carrboro	in appropriate location	3/6/11
C. Ashley Stanford	C. Ashley Stanford	1800 N. GREENSBORO ST.	TOO LARGE IN RESIDENTIAL NEIGH	3/6/11
Lana C. Norwood	Lana C. Norwood	307 Simpson St.	in appropriate location	3/20/11
Angel Mewborn	Angel Mewborn	3706 Moonlight Dr. Chapel Hill, NC	inappropriate location	3/20/11
Sylvia Mewborn	Sylvia Mewborn	3706 Moonlight Dr Chapel Hill NC	inappropriate location	3/20/11
John Moriarty	J. Moriarty	200 Rainbow Dr. Carrboro	in appropriate location	3/26/11
Gail Moriarty	Gail Moriarty	200 Rainbow Dr Carrboro NC 27510	in appropriate location	3/20/11
Dale L. Bantley	Dale L. Bantley	121 Westview Dr, #154	in appropriate location (theatre versus children pedestrians)	3/26/11

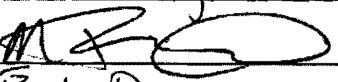
Petition of signatures presented by the Friends of the Carrboro Branch Library supporting Orange County's application to the Town of Carrboro, NC to rezone the undeveloped property at 210 Hillsborough Road, Carrboro, NC (PIN# 9778-68-4269-) from residential use to business use for the sole purpose of building the South West Orange Branch Library on that property. These signatures were collected in March 2011. For all questions regarding the collection of these signatures please contact Nerys Levy, Tel: 932-1533, Email: rilevy@mindspring.com. Thank you

Signatures presented to the Town Clerk of Carrboro on March 21st 2011

I, the undersigned, support Orange County's application to rezone the undeveloped property at 210 Hillsborough Road, Carrboro, NC (PIN # 9778-68-4269), from residential use to business use for the sole purpose of building the Southwest Orange Regional Branch Library on that property.

NAME	ADDRESS	TELEPHONE#	EMAIL
1. Aileen Goodwin	103 W Poplar East Carrboro	919-929-1854	goodwinrandall@hotmail.com
2. Roberto Blanco	119 Fidelity St. E-2 Carrboro		roberto.blanco@gmail.com
3. Don Butters	106 Winsome Lane Carrboro	919-967-0742	
4. Susan Chan	145 Fitchenden Dr. Chapel Hill		
5. Jan Houston	704 TUCKERBEN RD	919-942-4646	jhouston@nationalhumanitiescenter.org
6. Chris Lillie	206 Quail Root Dr. Carrboro, NC	919-929-7268	clillie@mindspring.com
7. Ed de Rodas	1909 Rolling Oak Chapel Hill NC		
8. [Signature]	96201 Larkspur Chapel Hill NC 27514	252-22-2222	
9. Matt Larson	180 BPLV CLUB Rd	(423)943-3571	
10. W.T. GENEROUS, JR	206 WILK OAK LAKE CARRBORO 27510	919.518.7762	comgenerous@earthlink.net
11. Mary Polyzuski	104 Butler Dr. Ch Hill 27516	mhboz@bellsouth.net	942-0721
12. WILLIAM R. LOESSER	612 N. GORDON ST 90 CARRBORO 27510	967.9504	WILLLOESSER@BELLNET, NC
13. Sandy Weakly	115 Springhill Forest Rd. Chapel Hill, NC	27516	942-2483
14. Amanda Grigs	453 Fairbanks Lane Ch Hill NC	9062828408	ajgrigg@unc.edu
15. Marc Allen	453 Fairbanks Cir. Ch Hill NC	9062826338	mcallen@mail.unc.edu
16. LISA FOX	1617 Old Oxford Rd CH NC		lisacfox@email.unc.edu

I, the undersigned, support Orange County's application to rezone the undeveloped property at 210 Hillsborough Road, Carrboro, NC (PIN # 9778-68-4269), from residential use to business use for the sole purpose of building the Southwest Orange Regional Branch Library on that property.

NAME	ADDRESS	TELEPHONE#	EMAIL
17. Tom Hoban	100 Mulberry St. Carrboro, NC 27510	—	—
18. Brenda Buescher	Chapel Hill, NC 27516		
19. Lisa Van Buren	880 Uwharrie Ridge Rd 27312 (Orange County)		
20. Erica Pettigrew	312 McCadley St. Apt. E Chapel Hill, NC 27516		
21. Brandon Hynes	201 NC 54 ^{Apt 113} Carrboro NC 27510		
22. 	101 Hanna St. 27510		
23. Brett Donahue	101 Hanna St. 27510		
24. E. Camden C	205 C West Poplar Ave 27510		
25. Max Perry	505 D N Greensboro St. 27510		
26. Grace Oran	101 Shelton St. 27510		
27. Lindsey Hensler	495 Paul Hardin Dr. 27514		
28. Emily Kujawa	207 Bim Street, Carrboro, 27510		
29. Kelle Basta	201 NC 54, 201 NC 54 , Carrboro 27510		
30. Luke Werner	106 Creekview Cir. Carrboro		
31. Judy Branson	1329 Salem Lane; Chapel Hill 27516		
32. Sarah M. Morris	224 Finley Forest Drive, Chapel Hill, NC 27517		

I, the undersigned, support Orange County's application to rezone the undeveloped property at 210 Hillsborough Road, Carrboro, NC (PIN # 9778-68-4269), from residential use to business use for the sole purpose of building the Southwest Orange Regional Branch Library on that property.

NAME	ADDRESS	TELEPHONE#	EMAIL
33. ROAN CARLSON	222 old Fayetteville Rd Carrboro	919 928 9732	—
34. Jeff Greene	112 Primrose Ln	719 246 2278	—
35. Stacy Gamble	407 County Seat Dr. Hills	919-643-0364	SEGETGE@yahoo.com
36. Margie Lee	407 County Seat Dr. "	"	mahogiesweety@char.com
37. Matt Hines	200 Hwy 59 Bypass Bldg	919 428 0470	mhines@email.unc.edu
38. Miriam Chicurel	214 James St. Carrboro	—	Miriamchicurel@gmail.com
39. Jim Brak	2760 Moachram Rd, CH	968 1119	—
40. Yun JONG-TE	101-N Copperline Dr. Chapel Hill	919-774-1357	jongte.yun@gmail.com
41. Coleen Saelkierski	209 Commons Way, Chapel Hill	919-960-2741	—
42. Daphne Morrell	733 Carl Dr. Chapel Hill	919-929-0079	—
43. Michael Webb	107 Weatherstone Dr, Unit A CH	27514 919-793-4595	michaelwebb@yahoo.com
44. Ginger Sickbert	101 Canton Ct. CH 27516	919-967-1469	—
45. Alice Van Fleet	204 Laramie St, Carrboro NC	919 942-5071	—
46. Debbie Meyer	150 Wild Horse Run/Pittsboro NC	27312	—
47. Katherine Hoyt	119 Fidelity St, #C3, Carrboro NC	27516 (919)-945-1888	—
48. Karin Abell	113 Old Pittsboro Rd, Carrboro	919-942-4339	karetchko@gmail.com

I, the undersigned, support Orange County's application to rezone the undeveloped property at 210 Hillsborough Road, Carrboro, NC (PIN # 9778-68-4269), from residential use to business use for the sole purpose of building the Southwest Orange Regional Branch Library on that property.

NAME	ADDRESS	TELEPHONE#	EMAIL
49. Frankie	3200 Elizabeth Rd. Efland		
50. Linda Cernel	P.O. Box 2007 CHAPEL HILL NC 27515		
51. CORINNE MARSHALL	438 CEDAR BERRY LN. 27517		
52. Jane Filer	4015 Old G'boro Rd. C.H. 27516		
53. JAY McLAUGHLIN	500 WESTMINSTER Dr 27514		
54. Bryan Norman	1111 Holly Creek Lane 27516		
55. Andrea Riley	1204 Brookhollow Rd., Efland 27243 (919) 644-2604 atenteriley@yahoo.com		
56. AMYL	1204 Brookhollow Rd, Efland 27243 (919) 644-2604 alioscivogal@gmail.com		
57. Bill Riley	1204 Brookhollow Rd, Efland NC 27243 919-644-2604 briley@rulw.com		
58. Martha Shannon	303 Beryhill Dr., Carrboro, NC 27510 919/932-6591 mshannon6@nc.rr.com		
59. Ted Norr	1022 DAMASCUS CH. RD NC 27516 (919) 968-6337 nview@aol.com		
60. Robert Ineathy	204 Short St, CH NC 27516 (919) 929-1475		
61. Miriam Slipkin	313 Bursage Cir. CH 27514 (919) 929-2451		
62. Robert GARNI	105 Fidelity St Apt A-4 Carrboro NC 27510 (919) 260-1956		
63. C. Phine Rising	131 Lantern Way Carrboro NC 27510 919, 933-3806		
64. Jason Sirell	112 Lantern Way Carrboro NC 27510 919-929-7691		

I, the undersigned, support Orange County's application to rezone the undeveloped property at 210 Hillsborough Road, Carrboro, NC (PIN # 9778-68-4269), from residential use to business use for the sole purpose of building the Southwest Orange Regional Branch Library on that property.

NAME	ADDRESS	TELEPHONE#	EMAIL
65. <i>Karyann Ogden</i>	8405 Inverness Way Chapel Hill	919-968-0914	
66. LAUREN HERMAN	2406 PICKARD MTH RD HILLSBOROUGH		CAROLINAfitness@nc.rr.com
67. Marilyn Wrobel	7202 Crescent Ridge Dr. C.H. NC 27516		
68. Barbara Crain	517 Red Oak Rd. CH 27514	919-933-3530	
69. Alison Chalmer	101 MOSSWOOD CT CH 27516	919-978-6016	alison.chalmer@earthlink.net
70. Pam Fabian	1511 Hatch Rd CH 27516	919-932-7204	
71. Thom Gradisher	1511 Hatch Rd CH 27516	919-932-7204	
72. Andrew Triantafillou Jr.	314B Cedarwood Ln Carrboro	919 819 2839	
73. Dolores Triantafillou	114 Cheswick Ct Carrboro	919-929-7954	
74. Matthew Rauli	121 Westview Dr. Carrboro	919 951-9985	
75. Matthew Rauli Kimberly L Rauli	121 Westview Dr. Carrboro	(919) 923-2447	
76. Ann Merryfield	110 Cheswick Ct Carrboro	(919) 929-7070	
77. Kim Rogers	105 Cheswick Ct Carrboro	919 969 7379	
78. Carole Sutto	107 Cheswick Carrboro	919 360 7787	
79. Claire Rauli	112 Cheswick Carrboro	919 923-5833	
80. Dolores Triantafillou	114 Cheswick Carrboro	(919) 929-7954	

I, the undersigned, support Orange County's application to rezone the undeveloped property at 210 Hillsborough Road, Carrboro, NC (PIN # 9778-68-4269), from residential use to business use for the sole purpose of building the Southwest Orange Regional Branch Library on that property.

NAME	ADDRESS	TELEPHONE#	EMAIL
Cameron Morgan	25 Holland Dr. Chapel Hill NC 27514	423-7388	
Joan Marie Holland	1 Martha Lane Chapel Hill NC 27514	933-8405	
Merrill White	1308 Brookfield Dr. Chapel Hill, NC 27516		
Thomas F.	201 NC 54 Apt 303 Carrboro, NC 27510		
Jim Orr	103 B Todd St. Carrboro, NC 27510	407-497-0816	
Brigid Kealey	103B Todd St Carrboro, NC 27510		brigid.licht@gmail.com
Robert Rutledge	504 Belmont St, Chapel Hill 27517	929-629	
Stewart	405 Oramore Dr CH 27516		
Frances Henderson	223 Stable Rd Carrboro 27510		
Heather Horton	206 Boulder Bluff Tr Chapel Hill 27516		
Sean Miller	426 S Greensboro Carrboro 27510		
Elizabeth Allen	1104 N Greensboro St Carrboro 27510		
Melissa Maloney	105 Bel Arbor Lane Carrboro 27510		
Steven Lippmann	211 W. Poplar Ave. Carrboro 27510		
Amy Lippmann	211 W Poplar Ave Carrboro 27510		

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NAME	ADDRESS	TELEPHONE#	EMAIL
96 Chris Davidson	PO Box 732, Carrboro		
97 Angela Branner	"		
98 Marcia A. Mills	403 James St, Carrboro, NC 27510		mar.mills@att.net
99 Bryon Zandt	202 Ridge Trail Chapel Hill NC 27516		
100 Dore Emmerting	202 Ridge Trail Chapel Hill NC 27516		
101 Jack Bee	115 S Mason St Apex NC 27502		
102 Bryson Russell	503 N. Greensboro St Carrboro NC 27510		bryson.russell@ymail.com
103 Maitley Lypson	102 Wm White Ct Carrboro NC 27510		
104 T. Mike Chitt	102 Crest Drive Chapel Hill, NC 27516		
105 Donna Trohanis	117 N. Fields Circle Chapel Hill NC 27516		
106 Emily Bremer	103 Raven Ln Carrboro, NC 27510		
107 Uncle Oden	105 Hanford rd chapel hill NC 27516		
108 [unclear]	132 WEAVER HILL ST Carrboro 27510		
109 Kyle Fugel	7421 candle hill st lane 27616 Raleigh, NC		
110 LAURA King	91 Bingham Ridge Drive Pittsboro NC 27312		
111 Randy McDonald	398 Wilkinson Creek Chapel Hill 27516		

I, the undersigned, support Orange County's application to rezone the undeveloped property at 210 Hillsborough Road, Carrboro, NC (PIN # 9778-68-4269), from residential use to business use for the sole purpose of building the Southwest Orange Regional Branch Library on that property.

NAME	ADDRESS	TELEPHONE#	EMAIL
112 Tom Bartolotta	115 Cheswick Ct Carrboro, NC	919 932-8704	TBARTOLOTA2000@yahoo.com
113 Janet Whitesides	107 Center St Carrboro NC	919 357-9532	
114 Randi Zuniga	101 Cheek St Carrboro	919 225-8523	Ldazeta@gmail.com
115 Alisa Stevens	6 Shepherd Ln Chapel Hill NC	919 316-0458	h.pylori3@gmail.com
116 JENNIFER McMILLAN	403 DAN AVG CARRBORO NC	919 260 3193	westedlwne@gmail.com
117 Elizabeth A Bartolotta	115 Cheswick Ct Carrboro NC	919 932 8704	bbartot1@aol.com
118 Karin Griffin	1403 N. Greensboro Carrboro NC	942-3003	karingrif@yahoo.com
119 Elizabeth Lussuy	9907 Letta Drive Chapel Hill, NC		
120 Catherine Krone	105 Fidelity St. Carrboro, NC		
121. CASEY NORDELL	112 NC 54 APT A7, CARRBORO, NC		Casey.nordell@gmail.com
122 Toby Beckman	109 Mel Oaks Dr, Chapel Hill, NC		
123 Josh Sokal	1239 Watson Rd, Chapel Hill NC	(919) 619-3285	
124 Jennifer Kusnyer	614 Dumont Dr. Hillsborough NC	27278 (919) 619-9272	jKusnyer@gmail.com
125 DOVOT Horton	200 Prince Carrboro	NC 27510	5430724 Valwil39@yahoo.com
126 Valerie Horton	Street		

You must be an Orange County resident to sign.

I, the undersigned, support Orange County's application to rezone the undeveloped property at 210 Hillsborough Road, Carrboro, NC (PIN # 9778-68-4269), from residential use to business use for the sole purpose of building the Southwest Orange Regional Branch Library on that property.

There is a public hearing at 7:30 pm, Tuesday March 22 at Carrboro Town Hall please come and show your support

NAME	ADDRESS	TELEPHONE#	EMAIL
127 Steven Campbell	103 Amber Ct. Carrboro NC 27510	919-883-1800	plattigere@yahoo.com
128 Melissa Troester	101 Amber Ct Carrboro NC 27510	919-240-4751	troester@unc.edu
129 Amy Kalkbrenner	105 Amber Ct "	27510 919-933-4644	amy@ursid.com
130 Rodney Cain	105 Amber Ct. "	27510 919-933-4644	rodney@ursid.com
131 Ted Leinbaugh	107 Amber Ct	27510 933-7989	tedleinbaugh@gmail.com
132 Laurie Creech	104 Amber Ct "	27510 919-942-5953	lauriecreech@hotmail.com
133 David Cole	111 Amber Ct	27510 919-929-6822	davidcole@gmail.com
134 Nell Murphy	108 Amber "	27510 919-933-5405	nmurphy@nc.rr.com
135 George Bernstein	106 Amber Ct "	27510 919-932-7276	gbernstein@nc.rr.com
136 John Gallagher	109 Amber Ct	919-969-7269	jgallagher@asturmgmt.com

I, the undersigned, support Orange County's application to rezone the undeveloped property at 210 Hillsborough Road, Carrboro, NC (PIN # 9778-68-4269), from residential use to business use for the sole purpose of building the Southwest Orange Regional Branch Library on that property.

NAME	ADDRESS	TELEPHONE#	EMAIL
137 Kim Brewsage	122 S. Peak	919. 2699411	
138 Nathan Orr	112 Hwy 54 Bypass Apt Q8	cell 289-569-1011	
139 Jaime Brozowski	112 Hwy 54 Bypass Apt Q8	810 614 7212	
140 Chris Hartle	105 B Stephens St	Chapel Hill 27516	
141 Nathan Hartle	105 B Stephens St	Chapel Hill 27516	
142 Scott Jay	400 Woodside Dr	Chapel Hill 27516	
143 Selena Beckman-Harned	112-B Bim St.	Carrboro, NC 27510	
144 Bryson Kopt	112 B Bim St Carrboro NC	(919) 802-0053	
145 Amanda Thompson	308 Orchard Dr. Chapel Hill, NC		
146 Jennifer Griggs	101 NC 54 Apt. A5 Carrboro	919 537 8011	
147 B. Miller	104 Stratford Dr Ch Hill	27516	
148 Sarah Miller	222 Old Fayetteville Rd #M303	(919) 303-807-0865	
149 Courtney Beck	140 BPW Club Rd Carrboro	27510	
150 Kayla Ireland	201 Hwy 54 W Carrboro,	27510	
151 Janet Doolittle	605 Jones Ferry Rd Apt B803 Carrboro	27510	
152 LeeAnn Obvinger	99 Fox Run, CH	27516	

HIGHT. AREA

ATTACHMENT 11.

From: "Nerys Levy" <rilevy@mindspring.com>
Subject: Friends of the carrboro branch Library Petition. Hard Copy Version/must be OC Residents
Date: March 3, 2011 8:46:11 AM EST
To: <mokun@mindspring.com>
Reply-To: "Nerys Levy" <rilevy@mindspring.com>

I, the undersigned, support Orange County's application to rezone the undeveloped property at 210 Hillsborough Road, Carrboro, NC (PIN # 9778-68-4269), from residential use to business use for the sole purpose of building the Southwest Orange Regional Branch Library on that property.

NAME	ADDRESS	TELEPHONE#	EMAIL
115 Melba Fayer Okun	108 High St. Carrboro NC 27510		mokun@mindspring.com
116 Sam Jvergisl	106A High St Carrboro NC		sljvergisl@gmail.com
117 Reid Miller	106 B High St. Carrboro NC		reidyem@gmail.com
118 Mary Jane Swiny	104 High St. Carrboro NC		swinymaryjane@yahoo.com
119 William F. Doss	102 High St. Carrboro	27510	
120 [Signature]			
121 [Signature]	100 High St.	27510	
122 NEUSSA TROBINS	501 HILLSBOROUGH ROAD	CARRBORO NC 27510	
123 John Cantrell	503 Hillsborough Rd	Carrboro NC 27510	
124 Kristy Lowther	3616 Foxfire Drive Chapel Hill, NC	27516	
125 Elizabeth H. Lange	3616 Foxfire Dr	Chapel Hill, NC 27516	
126 Sue-Anne Solem	310 Umstead Dr. CH	beaux2002@gmail.com	
127 Betty Sue Yee	1426 Old Greensboro Rd	Chapel Hill NC 27516	
128 Mariana Homenely	507 Cates Farm Road	Chapel Hill, NC 27516	
129 Joe Largent	506 N. Greensboro #19	Carrboro NC 27510	
130 Amy Bryant	140 BLW Club Rd Apt F24	Carrboro NC 27510	
131 SUSAN SWOGER	311 OAKLAND LANE	CHAPEL HILL 27516	
132 Christine Glass-Steel	303B Westview Dr.	Carrboro NC 27510	
133 Paul F. Glass-Steel	303B Westview Dr.	Carrboro NC 27510	
134 Jess Young	116 High Street	Carrboro NC 27510	
135 Lilli Mann	118-B Goldsboro Ave	Carrboro 27510	

VICINITY OF 177th ST

ATTACHMENT 12

From: "Nerys Levy" <rilevy@mindspring.com>

Subject: Friends of the carrboro branch Library Petition. Hard Copy Version/must be OC Residents

Date: March 3, 2011 8:46:11 AM EST

To: <mokun@mindspring.com>

Reply-To: "Nerys Levy" <rilevy@mindspring.com>

I, the undersigned, support Orange County's application to rezone the undeveloped property at 210 Hillsborough Road, Carrboro, NC (PIN # 9778-68-4269), from residential use to business use for the sole purpose of building the Southwest Orange Regional Branch Library on that property.

NAME

ADDRESS

TELEPHONE#

EMAIL

NAME	ADDRESS	TELEPHONE#	EMAIL
Jeffrey Herrick	109 Center St Carrboro	919-925-5728	herrick.jeffrey@gmail.com
Michelle Johnson	109 Center St Carrboro NC	979-5728	michelle.johnson@gmail.com
Eric Nessl		919-442-7777	eric.nessl@gmail.com
Kathryn Michaelis		919-967-1189	kmichaelis@gmail.com
Marylde Parker		910-297-3421	maryldeparker@gmail.com
Samantha Leonard		336-324-3150	Sam.L Leonard77@gmail.com
Jenny Anderson		919-928-9236	
Suzanne Huffman			suzanne.huffman7@gmail.com
Bill and Herie Eisen		919-968-8280	WFERRIS@UNC.EDU
John G. Alden		919-968-4266	judalson48@gmail.com
Michelle Ruest		919-968-4266	michelle.ruest@gmail.com
Karen Lee-Davids		919-448-8420	monlana-22@hotmail.com
Rory Conolly		919-685-0417	RORY.CONOLLY@gmail.com
Anne Conolly			
Lauren Brown		206-920-8238	lauren.elizabeth.brown@gmail.com
Katharine Liang		206-660-5759	kathjliang@gmail.com
Beth Harris		919-923-5996	harriselizabeth@yahoo.com
James Marshall	108 Goldston Ave Carrboro NC 27510		
JAMES M. ALLEN	108 Goldston Ave Carrboro NC 27510		
Jenny Elander	108 Goldston Ave Carrboro NC 27510		
Byce Koukopoulos	108 Goldston Ave Carrboro, NC 27510		

VIC NIMY OFFICE &
JOHNNY'S.

ATTACHMENT 13

F-40

From: "Nerys Levy" <rilevy@mindspring.com>
Subject: Friends of the carrboro branch Library Petition. Hard Copy Version/must be OC Residents
Date: March 3, 2011 8:46:11 AM EST
To: <mokun@mindspring.com>
Reply-To: "Nerys Levy" <rilevy@mindspring.com>

I, the undersigned, support Orange County's application to rezone the undeveloped property at 210 Hillsborough Road, Carrboro, NC (PIN # 9778-68-4269), from residential use to business use for the sole purpose of building the Southwest Orange Regional Branch Library on that property.

NAME	TELEPHONE#	ADDRESS	EMAIL
196 JAMIE ALLISON	919 619 3803		jamieannallison@gmail.com
198 Clay Buckner	919 619 2783		fidsta@bellsouth.net
198 MATTHEW GRADY	919 619 9191		grady.matt@comcast.com
199 LEE JOURNAL	919 923 8601		leejournal@hotmail.com
200 David Beck	919-451-1810		DAVIDSBECK@gmail.com
201 Sally E Firk	919-9033		119 High St.
202 Molly Cannon	923-5455		mcannon@futuresgroup.com
203 F. Charles Wiss	932-5308		fcwiss@email.unc.edu
204 Rosemary Deane	240-603-3241		rosemary-deane@yahoo.com
205 Leah Barnum	919 537 8625		leahbarnum@gmail.com
206 David Bennett	919 537 8625		xnoybis@gmail.com
207 Kathy Klein	919-933-1045		jkklein@mindspring.com
208 Janet V Womell	919-6094994		janetv@tdihrv@yahoo.com
209 FRANK WORRELL	919 448 7049		gharghar@mac.com
210 Priya Sivaraman	281-217-4473		priya486@yahoo.com
211 Vijay Sivaraman	919 360-8825		VijaySV
212 Heather Sivaraman	919-923-1410		svdcrews@gmail.com

100B
High
Street

I, the undersigned, support Orange County's application to rezone the undeveloped property at 210 Hillsborough Road, Carrboro, NC (PIN # 9778-68-4269), from residential use to business use for the sole purpose of building the Southwest Orange Regional Branch Library on that property.

NAME	ADDRESS	TELEPHONE#	EMAIL
213 Tracy Eldred	112 High St Carboro	942 4608	thartolo1970@gmail.com
214 Ed Eldred	112 HIGH ST CARBORO	942 4605	edeldred@gmail.com

Petition of names presented by the Friends of the Carrboro Branch Library supporting Orange County's application to the Town of Carrboro, NC to rezone the undeveloped property at 210 Hillsborough Road, Carrboro, NC (PIN# 9778-68-4269-) from residential use to business use for the sole purpose of building the South West Orange Branch Library on that property. These names were collected on line in March 2011 at :

<http://www.thepetitionsite.com/1/carrboro-library/> . The petition was set up by Alex Kyrios of UNC's School of Information and Library Science. We closed out the petition this morning, March 22nd. We have requested the street information from the petition site and if that arrives before the meeting this evening we will supply the board with that information. If not, that information will be supplied when it becomes available.

For all questions regarding the collection of these signatures please contact Nerys Levy, Tel: 932-1533, Email:rilevy@mindspring.com. Thank you

Petition of names collected on line presented to the Town Clerk of Carrboro on March 22nd 2011

Residents of Orange County, NC

On March 22nd, the Board of Carrboro Aldermen will hold a public hearing on Orange County's request to rezone 210 Hillsborough Road, Carrboro, NC, 27510 from residential use to business use for the sole purpose of building the Southwest Orange Regional Branch Library. This proposed library will merge the current Orange County Library collection at Carrboro Branch Library at McDougle Schools with that of the Carrboro Cybrary at the Century Center, and will serve the 35,000 residents of Southwest Orange County. We, the Friends of the Carrboro Branch Library, have been advocating the building of such facility for over 24 years and urge all southwest Orange County residents to support this rezoning request. A fully functioning library, with its attendant computers, will serve the educational needs of all our citizens, from toddlers to seniors. Please sign our online petition or sign one of the many hard copies around. For more information, or if you would like to take responsibility for a hard copy petition page, please contact Nerys Levy at rilevy@mindspring.com. Also, please write to the Board of Aldermen supporting the County's rezoning request and come to the public hearing on March 22nd. It's your Library. Please support it! Thank you.

	Name	From	Comments
1.	Catherine DeVine	Carrboro, NC	
2.	Audrey Layden	Carrboro, NC	
3.	David Dusto	Carrboro, NC	A full-sized library in the heart of Carrboro will better serve the needs of residents in southeastern Orange County, especially as Chapel Hill Public Library may start charging fees to non-CH residents. This library is long overdue to be built, and will be of great value and use to our community.
4.	Alex Kyrios	Chapel Hill, NC	
5.	Alexandra Brown	Chapel Hill, NC	The citizens of southwest Orange have waited long enough!
6.	Arthur L P Brown	Chapel Hill, NC	
7.	Kristin Oguntinyinbo	Carrboro, NC	This would be a wonderful resource!
8.	Christine Triantafillou	New York, NY	this will be a great for Carrboro!
9.	John Whitley	Chapel Hill, NC	
10.	Nancy Whinham	chapel hill, NC	
11.	Susan Kandel	Chapel Hill, NC	

	Name	From	Comments
12.	Girard Christmas	Carrboro, NC	This has gone of for nearly a quarter of a century. Do we have to wait another twenty-five years to get a library or do we do it now?
13.	Betsey Granda	Chapel Hill, NC	
14.	Elisabeth Curtis	Chapel Hill, NC	
15.	Marilyn McGrath	Chapel Hill, NC	
16.	Dana Brinson	Chapel Hill, NC	
17.	Jennifer Curtis	Carrboro, NC	We'd love to have this valuable amenity so close to downtown and walkable from many homes with children.
18.	Jackie Helvey	Carrboro, NC	
19.	Carolyn White	Chapel Hill, NC	
20.	Gerry Williams	Pittsboro, NC	
21.	Becky Laskody	Chapel Hill, NC	Perhaps this site can have a small children's playground and a library
22.	Martha Tyson	Chapel Hill, NC	
23.	WILLIAM CHAPMAN	CHAPEL HILL, NC	MOST OF THE LIBRARY USERS IN ORANGE ARE LOCATED IN THE SOUTHERN PART OF THE COUNTY---THAT IS WHERE THE POPULATION IS. WE PAY THE MOST TAXES; LET US HAVE THIS CRUCIAL ITEM IN AVAILABLE LOCUS.
24.	marcia chapman	Chapel Hill, NC	
25.	Sonia Katchian	Chapel Hill, NC	I find I am using the library more since there has been a branch in Carrboro. A permanent facility is needed!
26.	Nerys Levy	Chapel Hill, NC	The Friends of the Carrboro Branch Library have been working for over 24 years for a free standing library in south west Orange County. Currently NC is 44th in the nation for library provision. Orange County is 60th in the state of NC for Library provision. This Library is clearly necessary for Orange County's economic survival and prosperity
27.	Robin Brown	Hillsborough, NC	
28.	Janice Wereszczak	Chapel Hill, NC	I am a frequesnt user of the libraries in Chapel Hill & Hillsborough depsite living a far distance from both. A library in Carrboro would be so much more convenient to the Orange County residents who live west of town.
29.	Marta Magaw	Carrboro, NC	
30.	Jean Byassee	Carrboro, NC	
31.	Judith Barton	Chapel Hill, NC	It is long past time when the SW portion of Orange county should have really good library facilities with longer hours.
32.	Allen Barton	Chapel Hill, NC	We badly need a real library for our part of the county and one close to Carrboro's downtown to make for easy access to those visiting downtown stores and those who live near (continues on next page)

	Name	From	Comments
32.	Allen Barton	Chapel Hill, NC	<i>(continued from previous page)</i> downtown. McDougal School is out of the way for many of us and has very limited facilities for the library.
33.	Maxwell Goodman	Chapel Hill, NC	
34.	Judith Bergman	Chapel Hill, NC	Carrboro really needs a library close in and with long hours.
35.	Isabel Chicquor	Chapel Hill, NC	
36.	Martha Lee	Carrboro, NC	Sounds great! The Hillsborough St. locations would be more central than the McDougal location.
37.	Sharon Leavitt	Chapel Hill, NC	It is about time that Carrboro had a stand alone library that is not beholden to school hours. A library that is open during the day for seniors, stay at home moms with young children and others to use. Particularly, important if CH decides to charge us a fee to use the CHPL.
38.	valerie collins	carrboro, NC	
39.	Harriet Solomon	Chapel Hill, NC	
40.	Mike Humphreys	Chapel Hill, NC	I have use the Carrboro Cybrary and it is a great resource in Carrboro...
41.	natalie giduz	chapel Hill, NC	
42.	Michael Hughes	Chapel Hill, NC	
43.	Allison Long	Chapel Hill, NC	
44.	Else Stutts	Chapel Hill, NC	
45.	Allison Peacock	Carrboro, NC	
46.	David Parisi	Carrboro, NC	I fully support building a stand-alone library in Carrboro!
47.	Katherine Repp	Carrboro, NC	
48.	Courtney Cunningham	Chapel Hill, NC	
49.	Merrill Wolf	Carrboro, NC	Carrboro and other parts of southern Orange County need this library. It would enhance town life significantly to have a full-scale dedicated, walkable (to those in town) library, and it would surely enjoy great community support.
50.	Caywood Hendricks	Chapel Hill, NC	Long overdue
51.	Diane Ivers Rauli	Carrboro, NC	Some are concerned with additional traffic, but I would say that almost everyone in Carrboro either walks, bikes or takes the bus. Typical case of "not in my back yard."
52.	Frederick Eldridge	Carrboro, NC	
53.	Janet Flowers	Hillsborough, NC	After reading the FAQ, I believe that this has been a thoughtful process and trust that the library staff and County Commissioners are presenting a viable option for the much-needed full-scale library in Carrboro.

	Name	From	Comments
54.	Albert Carlson	Carrboro, NC	This will be a mutually beneficial improvement.
55.	Kathleen Kettermann	Chapel Hill, NC	
56.	Meg Molloy	Carrboro, NC	Thank you to the Orange County leadership who understand that Carrboro values and will use a local library.
57.	Allen Spalt	Carrboro, NC	
58.	Liz Sherouse	carrboro, NC	
59.	Tanya Jisa	Carrboro, NC	I use our public libraries regularly and would love to see this facility come to be.
60.	Byron Howes	Carrboro, NC	Carrboro most certainly needs a local library. Any step toward this end is useful
61.	Risa Wilkerson	Carrboro, NC	I'm glad to see the possibility of a full library here in Carrboro. I would use it a lot!
62.	Allison Allaire-James	Carrboro, NC	With talk of Chapel Hill charging non-Chapel Hill residents for library services, I feel we especially need to have our own stand alone library in Carrboro. Thank You.
63.	Shauna Hay	Carrboro, NC	
64.	Suzanne Valdivia	Carrboro, NC	This would benefit many families and Carrboro would be able to find solid support in volunteers with the same kind of commitment those who volunteer at the Chapel Hill library provide.
65.	Logan Carter	Carrboro, NC	
66.	john plymale	Carrboro, NC	
67.	Brian Pence	Carrboro, NC	
68.	Shannon Jordan	Carrboro, NC	
69.	Susan Spalt	Carrboro, NC	We really need this library in this place
70.	Chuck James	Carrboro, NC	
71.	Karen Eldridge	Carrboro, NC	As a frequent user of the Carrboro Branch Library, I appreciate our Orange County leaders for understanding the necessity of having a free-standing, full-scale library to better serve citizens in Southwest Orange County and Carrboro. The proposed library in Carrboro will add value to our community in many ways.
72.	Linda Browner	Chapel Hill, NC	Much needed!
73.	Margaret Fields	Carrboro, NC	I can't think of a better use for this property. It's a good deal for the taxpayers and will be a great addition to our community.
74.	Clarice Page	Carrboro, NC	
75.	William Page	Carrboro, NC	
76.	Kara Hart	carrboro, NC	
77.	Bob Gingrich	Carrboro, NC	

	Name	From	Comments
78.	Dorothy Wilkinson	Carrboro, NC	
79.	Laurie McDonald	Carrboro, NC	
80.	Mary Jane Swing	Carrboro, NC	
81.	suzanne lamport	Carrboro, NC	Carrboro really needs a full service library!
82.	Chris Guffey	Carrboro, NC	
83.	Harriet Warner	Chapel Hill, NC	
84.	Melva Okun	Carrboro, NC	I am delighted to know that finally Carrboro will have its own library. I have lived here for 30+ years and have awaited this moment. Hooray. Let's go.
85.	GeorgeAnn McCay	Hillsborough, NC	
86.	Serena Fenton	Chapel Hill, NC	
87.	Teresa Rash	Carrboro, NC	
88.	Priscilla Jane Smith	Carrboro, NC	
89.	Ellen Willcox	Chapel Hill, NC	
90.	Evelyn Daniel	Carrboro, NC	A full-service branch open 60 hours or more a week is essential for Carrboro. It's good to see movement on the issue.
91.	Jasper Declaro	CARRBORO, NC	
92.	Heidi Perry	Carrboro, NC	This fits into Carrboro's claims that it wants to have a walkable community and a library that is available by foot, bike, and public transit, as well as by car.
93.	Tab Combs	Carrboro, NC	
94.	Ari Shapiro	Carrboro, NC	
95.	Sylvia Thibaut	Chapel Hill, NC	
96.	Sue Burkett	Carrboro, NC	Carrboro Public Library would be a good alternative to the Chapel Hill Library for us if we did not have to work around the difficult schedule caused by sharing school space.
97.	Kay Naito	Carrboro, NC	
98.	Tamara Sanders	Carrboro, NC	
99.	Elizabeth Navratil	Carrboro, NC	
100.	Deborah Stirling	Carrboro, NC	
101.	Jonathan Van Horn	Carrboro, NC	
102.	Eliane Van Horn	Carrboro, NC	

From: Perov, Heidi C [mailto:heidi@unc.edu]

Sent: Thursday, April 07, 2011 11:50 AM

To: Mark Chilton; Steven Stewart; Dan Coleman; Randee Haven-O'Donnell; sammy_slade@hotmail.com; Gist, Jacquelyn M; joal.rachelle.broun@gmail.com; Lydia Lavelle

Subject: Re: The Future of Town Hall

Thanks Mark. You make good points, and obviously you are more privy to all of the information than I am as a citizen.

If the town is not involved with this at all, that is a change from earlier proposals and so what you say makes sense.

I had thought that the town was working with the county, and that the town hall would be a way for us to offer a space and have the

county renovate it. An arrangement that could conceivably benefit both parties.

It is important to remember one thing about the square footage (and I have no idea what the total square footage of town hall is): 20,000 is the maximum size that the library would be. I was told by Andrea that the minimum size could be 16,000. Since that included meeting spaces, and there could be sharing of meeting spaces in a town hall, which could reduce the square footage even more.

Understand all of your points. Just talking out loud here. H

From: Mark Chilton [mailto:mayorchilton@gmail.com]

Sent: Thursday, April 07, 2011 11:37 AM

To: Perov, Heidi C; Steven Stewart; Mark Chilton; Dan Coleman; Randee Haven-O'Donnell; sammy_slade@hotmail.com; Jacquie Gist; joal.rachelle.broun@gmail.com; Lydia Lavelle

Subject: Re: The Future of Town Hall

Dear Heidi,

Thanks for thinking outside the box. The problem is this: Carrboro is not putting any money into this library proposal. It is exclusively a county project. While we do need to renovate Town Hall at some point, current plans call for that renovation to be far in the future - we simply have too many other more important capital needs right now. Also, it is unlikely than any renovation/expansion of town hall could be done in a way that wold create 20,000 sq ft for the library unless we give up some of the Town Commons/Farmers Market - which would clearly not be acceptable.

Thanks

-Mark

From: Sammy Slade [mailto:sammy_slade@hotmail.com]

Sent: Thursday, April 07, 2011 9:42 AM

To: havenod@gmail.com; heidi@unc.edu

Cc: mayorchilton@gmail.com; Jacquelyn Gist; joal.rachelle.broun@gmail.com; lydia@lydialavelle.com; coleman.daniel.a@gmail.com; zzDept. Mail - Town Manager

Subject: RE: The Future of Town Hall

Or how about having the library be an addition to the town hall, extending over the current parking lot between the town commons and the town hall? The library could overlook the town commons and the people reading in it.

There are many ideas that as a community we could come up with. I do not want to miss out on having a walkable and bike-able library for Carrboro if we forego the current proposed site, though. From Clifton's e-mail it sounded like, if not the current proposed site, the ball will be in Carrboro's court for finding an alternative site?

--Sammy

Date: Thu, 7 Apr 2011 09:10:11 -0400
 Subject: Re: The Future of Town Hall
 From: havenod@gmail.com
 To: heidi@unc.edu
 CC: mayorchilton@gmail.com; jgist@townofcarrboro.org; joal.rachelle.broun@gmail.com;
lydia@lydialavelle.com; sammy_slade@hotmail.com; coleman.daniel.a@gmail.com;
TownManager@ci.carrboro.nc.us

Dear Heidi,
 Thank you for emailing this question. This option was discussed a few years ago with the Town Manager. Our Town Hall building has structural issues that limit its use and does not make full use of the second floor suitable without extensive renovation. For the specifics on the limitations of Town Hall building use, please check with the Town Manager.
 Randee

From: Steven Stewart
Sent: Thursday, April 07, 2011 8:47 AM
To: _Group - Dept Heads
Subject: FW: The Future of Town Hall

FYI.

From: Jacquelyn Gist
Sent: Thursday, April 07, 2011 8:47 AM
To: Perov, Heidi C; mayorchilton@gmail.com
Cc: joal.rachelle.broun@gmail.com; Lydia Lavelle; sammy_slade@hotmail.com; havenod@gmail.com;
 Alderman Dan Coleman; zzDept. Mail - Town Manager
Subject: RE: The Future of Town Hall

This is a really great suggestion. I hope that we give it some very serious thought
 Jacquie

From: Perov, Heidi C [heidi@unc.edu]
Sent: Thursday, April 07, 2011 8:32 AM
To: mayorchilton@gmail.com
Cc: Jacquelyn Gist; joal.rachelle.broun@gmail.com; Lydia Lavelle; sammy_slade@hotmail.com;
havenod@gmail.com; Alderman Dan Coleman; mayorchilton@gmail.com; zzDept. Mail - Town Manager
Subject: The Future of Town Hall

Dear Mayor and Board,

Some years ago, when the first recommendation for a free standing library in Carrboro came up, and the budget being bantered around was around 1 million dollars, there were several people who asked why we couldn't locate the library in Town Hall. The answer given at the time was that the building was structurally unsound, and that it would take more than a million to renovate it.

People still ask me this question all of the time. Now that the budget that is being mentioned is 6 to 7 million, I wonder if this makes Town Hall more viable. Since it seems likely the board is not going to vote to rezone the property on Hillsborough Road, it would be nice to know why the Town Hall won't work.

Town Hall is the centerpiece of Carrboro, but it is underutilized, and it is in need of repairs. What is the plan for town hall? Is it to let repairs go unmade, to let the building deteriorate? I doubt it.

Wouldn't it make sense to put that money into Town Hall and not only make it a building that could serve the town much better than it currently does, but also make it a more solid and sustainable building and extend its life. I don't know the square footage of the building, but feel pretty sure that there could be a library on the first floor and offices and meeting rooms above, if the second floor could be used to its fullest.

If there is a reason this could never work, regardless of your vote next week, I would love to know why.

Sincerely,

Heidi

DEWITT LAW, PLLC

N. Gregory DeWitt • Joshua J. Horton • Todd L. Crenshaw

Jared Resnick
NCLA Properties, LLC
1308 Smith Level Rd.
Chapel Hill, NC 27516
jresnick@nc.rr.com
jared@westendwinebar.com

April 4, 2011

RE: Proposed sale of land to Orange County on Hillsborough Road for the construction of public library

Dear Mr. Resnick:

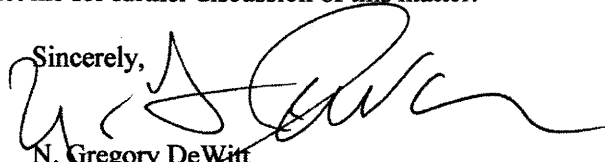
My firm has been retained by Cray and Kathy Gunn in regard to your proposed sale of property adjoining her land to Orange County for the construction of a public library. Your ownership of the property, and the property that you sold to the Gunns by a general warranty deed, is bound by a deed restriction that limits the property to residential use only. Furthermore, in selling the property to my clients, you repeatedly represented to them, verbally and in the drawings you showed them, that the adjoining property was to be used solely for residential purposes. My clients relied on your representations and the deed restrictions, and were confident that their property would therefore be buffered from such nuisances as the presence of public traffic. In the event you sell the adjoining property to the County, Mr. and Ms. Gunn are therefore prepared to seek the full measure of damages against you for your misrepresentations and your breach of the deed warranties and restrictions.

The subject property contains a restriction that limits the use of the property to residential purposes only. The deed granting the property to you, recorded in Book 4182, Page 15 of the Orange County Registry, states "said tract shall not be subdivided into more than six (6) separate residential building lots, each lot to contain only one residential unit." This restriction runs with the land and limits future purchasers to use the land for residential purposes only. Furthermore, in selling the land to the Gunns, you represented that the property was for residential purposes only, and even showed my clients architectural drawings showing the property you retained with four homes on it.

My clients relied on your representations. My clients would not have purchased the property had they known that you intended to violate the deed restrictions. If you sell the property to the County, Mr. and Ms. Gunn will be forced to resort to legal action to recover fully for your misrepresentations and breach of the deed restrictions.

Please do not hesitate to contact me for further discussion of this matter.

Sincerely,



N. Gregory DeWitt
Attorney at Law
greg@dewitt-law.com

Catherine Wilson

From: ismail suayah <ismail_suayah@yahoo.com>
Sent: Saturday, April 02, 2011 7:30 PM
To: zzDept. Mail - Town Clerk
Subject: please forward to the board of aldermen

Dear board members,

My name is Ismail Suayah. My wife and I lived in Carrboro for twelve years. Currently, we reside in 209 Stable Rd with our two children.

Since the birth of our first child, ten years ago, our family frequented the Carrboro Branch Library on a weekly basis. Once or twice a week, my wife and/or I would drive or bike to McDougal Middle School, current home of the library, for books, movies, and kids events. The experience enriched our lives to the point where we feel that no matter where we live, we'll always hope to be within a walking distance to a public library.

Whereas the current home of the Carrboro Branch Library is fine, the space is limited and the location is distant from the center of town. Carrboro needs to have a consolidated public library in the center of town and I'm glad the resources are available for the consolidation project. A downtown location for the Carrboro Public Library would enhance the town appeal in more ways than one, economically, environmentally and socially.

It is my understanding that the proposed location for the new library is contested by some residents, but we have to consider the common good and the sustainable vision for Carrboro's future. The proximity of the proposed library location to Carrboro Elementary makes it valuable resource for the school.

In summary, while we understand the opposition of some neighbors, our family supports building of the library next to Carrboro Elementary. The tract is abundant enough for parking to those who drive and I cannot think of a more suitable location within the perimeter of Carrboro downtown.

I hope this helps with your decision making.

Thanks and regards,

Ismail Suayah

CARRBORO BOARD OF ALDERMEN

An Open Letter from

Gary Giles, Architect

106 Millrock Ct., Carrboro, NC

03/26/11

A Site for a Library in Carrboro:

As a concerned resident, as an Architect involved with the creation of the existing Chapel Hill Library, and as a member of the Friends of the Carrboro Library for many years, I have some thoughts and some professional insights concerning the present discussion on this topic.

- The nature of a library is rapidly changing, especially among our younger generations. Electronic retrieval of information, specifically of books, has seen enormous progress over the last ten years. The physical capacities, services, and uses of a library as a resource are changing rapidly as well.
- For years we in America have been dispersing our important public buildings outward, decisions driven by an automobile orientation. To take better care of our environment we should instead be making an effort to intensify and consolidate such facilities in center city, especially for a town as physically well defined and walkable as Carrboro. Therefore, a site easily accessible by walking, biking, bus, and as little as possible by car should be preferred. We should focus on adding a library facility to another proposed project or existing building. Doing this in an already appropriate zone would probably raise no controversy as to its compatibility with adjoining uses.
- A library in an already public context would add considerably to the vitality and identity of the area. This is of more than a casual supposition.
- Appending a library structure to another project use / structure can save each one in numerous ways. The different entities involved could capitalize on the dual use of common features; i.e., fire stairs, elevator access for more than one level, restroom facilities, entry foyers, parking, mechanical equipment. This is real potential tax payer savings in addition to being good conservation and sustainable practice.
- The Town of Carrboro needs to be more than an occasional advocate for a library to happen. This may be that time. Orange County is considering ways to provide more service in the southern part of the county, perhaps in lieu of enhancing the operation of the Chapel Hill Library. Carrboro should consider entering into a type of partnership with Orange County (egos suppressed). The two could plan a time table for getting a library permanently established for the southern end of the county, specifically in Carrboro. Such a facility would, in all likelihood,

continue to be a branch of the County system, if they are providing the bulk of the funding. Carrboro could provide the site and a portion of the funding in light of the decision to place the facility in Carrboro.

In the event that such a joint venture should be approved by both Orange County and Carrboro, the next issue would involve the choice of a site. Given the potential available sites, my first choice suggestion is to make the library an addition to the Carrboro Town Hall. This would be a Win-Win resolution in most respects:

A. The existing Town Hall has no accessibility for its people from the parking area and its exterior grounds to all three floors of its facility. An elevator system servicing the Town Hall and the Library would help solve this issue of the Town Government physically serving all of its citizens all of the time in a dignified manner.

B. Adequate and modernized restrooms could also be complimentary to Town Hall and a library facility.

C. Dual use of the existing fire stairs is a real possibility.

D. The historic architecture of the Municipal Building could be maintained by designing a library facility to attach to the rear of the building (south side). The design should be sustainable in its material and systems selections, while at the same time distinguishing itself in character in order to avoid conflict with the architectural significance of the Municipal Building.

The structure could be built partially over existing parking with its main level attached to the main floor of the Municipal Building. There could be a reading court space that would separate the addition from the existing structure which could also provide natural light to the ground level. The points for attaching the addition could be those for common horizontal and vertical circulation and restroom access.

E. The Town could implement the previously studied structural solution for the Municipal Building's large mid space on the second floor. This floor area as well as the east section of the second floor has been underutilized for years.

F. Another real advantage of this marriage would be that in the future, if either the library's or the municipal government's needs change, this plan might allow expansion space for one of these entities to occur without major disruption and major financial funding for a new building. (A likely scenario might be that the nature of a library changes to one with a smaller permanent collection, and the office space of the Town needs expanding).

G. The principal draw back that will be pointed out will be the added intensity without necessarily increased parking. I believe that this suggested location can, in most instances, negate the need for additional parking on site. There are numerous parking opportunities close by, and a more frequent bus connection between outlying parking venues would help alleviate this problem.

H. The key idea about this town center location for a library is the added vitality and definition it would provide for Carrboro. This mixed use on existing town owned property maximizes the use of this land without adding significantly to additional impervious surface and without additional deletion of trees and foliage from our Town environs. No tax payer money would be needed for land purchase, and minimal monies would be needed for infrastructure development. This savings to Orange County can be put into the library facility and the accessible features described herein.

The town owned Municipal Building is my first choice for a library site consideration. But other town owned properties as well as private properties, exist in downtown Carrboro that could accommodate this facility, a facility that would serve to intensify and add greatly to the cultural core and identity of our town.

Catherine Wilson

From: David Jessee <davidjessee@mindspring.com>
Sent: Friday, March 25, 2011 1:43 PM
To: Catherine Wilson
Subject: contract from Orange County for 402 N. Greensboro St.
Attachments: 084430.JPG; 084448.JPG; 084502.JPG; 084517.JPG; 084531.JPG; 084545.JPG; 084600.JPG; 084615.JPG; 084629.JPG; 084643.JPG; 084657.JPG; 084657.JPG; 084901.JPG

To the Town of Carrboro:
 March 25, 2011

In early October 2010, I learned Orange County was planning to option the site at 210 Hillsborough Road in Carrboro for its new county library. Feeling that my property at 402 N. Greensboro Street was a superior location for the library, I contacted Mr. Clifton expressing these views and presented him with a drawing showing the footprint of a 36,300 square foot building with 139 parking spaces on all three[3] parcels. This was an early concept drawing done in January of 2009 to establish a value for all three parcels. Based on this drawing, the property was then listed with Morris Commercial in March of 2009 for \$1.23M. This was all clearly explained to Mr. Clifton at the time.

In my presentation to Mr. Clifton, I expressed my willingness to sell the back two[2] parcels to the county for \$600K with a cross access easement through my front parcel on Greensboro Street [refer to the letter from Keller Williams dated October 8, 2010]. I admitted to Mr. Clifton that while my drawing did not accurately reflect the specific details of my offer on that day, it did "show" that the back two[2] parcels were large enough to be considered for the library and that should Mr. Clifton choose to option our back two[2] parcels, we would have to "work out the details" with an accurate exhibit in order to accurately reflect my verbal offer on that day. I was clear on that day that our verbal offer did not include the front lot. My only intention for this hastily prepared presentation was to convince the county to option my back two[2] parcels along with the Hillsborough Road site. I felt that having both properties to consider—the Greensboro St. site along with the Hillsborough Road site—made for a fair due diligence process where the public could have input in this process of spending tax dollars for such an important community project.

On October 22, 2010, My wife & I did indeed receive an offer from the county with a cover letter from David Morgan. The first sentence of the second paragraph claims that during my above described presentation to Mr. Clifton, I would be willing to sell all three[3] parcels for \$600K. This was not the offer we made and it revealed a total misunderstanding of our verbal offer on that day[again, refer to the above mentioned letter dated October 8, 2010 from Keller Williams]. We then countered their offer for all three[3] parcels with delayed payments for the front parcel. Their counter was for all three[3] parcels at \$625K.

As a point of information, at the time their offer was made we were informed that the county was going public with their choice to option the Hillsborough Road site "in two[2] days". We made one more counter offer to the county, but their offer for all three parcels remained at a rate 50% below the tax value for all three parcels. They then optioned the Hillsborough Road property and published the event in the paper.

In the few weeks that followed, my wife & I learned of the limited funds the county had to work with toward this endeavor and then decided to gift the front parcel on Greensboro Street to the county should they decide to choose our site. This offer was rejected.

Attached you will find all pertinent drawings, letters and the contract offer described herein.
Please forward this email and it's attachments to all of the Carrboro Aldermen and town staff.

Thank you for your interest in our efforts to find what we felt was a suitable site for a county library benefitting the welfare of the citizens of the community of Carrboro.

Sincerely, David Jessee

bernard a. kemp, ph.d.

106-e carrboro, nc 27510-2061

March 29, 2011

Board of Aldermen
Town of Carrboro
Town Hall
301 W. Main St.
Carrboro, NC 27510

Dear Gentlepersons:

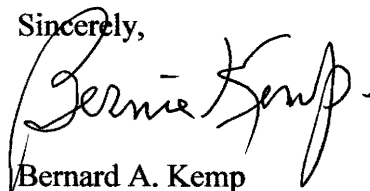
I think putting a library adjacent to the Carrboro Elementary School is a good idea. Not only will it be able to service the school's students, it will also be readily accessible to many Carrboro residents including those of us who live in nearby rental housing.

While still in downtown Carrboro it is a short distance away from the more congested shopping area. Yet it is close to the Town Hall, the Farmers' Market and the fitness center and in easy walking distance for those of us who live close to downtown. It has the additional advantage that during school hours people will be able to find parking at the designated parking areas and in those near the Town Hall. During off-school hours they will be able to park at the school as well.

I have a suggestion. If the library is attached to the school, the school should be able to be closed off so that the library is readily accessible in off-school hours -- unlike the McDougle School library. Not only would that provide more flexible hours for the library it could serve as a community meeting place as well.

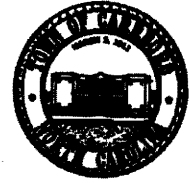
In short, if you decide to build a public library, putting it adjacent to the Carrboro Elementary School is a good idea.

Sincerely,

A handwritten signature in cursive script that reads "Bernie Kemp". The signature is written in dark ink and is positioned above the printed name.

Bernard A. Kemp

TOWN OF CARRBORO



PETITION TO PROTEST ZONING DISTRICT CHANGE

ZONING CHANGE BEING PROTESTED: B-10 to B2 CZ

Pursuant to Section 15-326 of the Carrboro Land Use Ordinance, if a petition opposing a change in the zoning classification is filed in accordance with the provisions of this section, then the proposed amendment may be adopted only by a favorable vote of three-fourths of the Board of Aldermen membership. To trigger the three-fourths vote requirements, the petition must:

- 1) Be signed by the owners of twenty percent (20%) or more of the area of any one of the following:
 - a. The lots included in a proposed change; or
 - b. The lots or portions of lots immediately adjacent to the rear of the lots included in a proposed change and extending 100 feet therefrom; or
 - c. The lots or portions of lots immediately adjacent to either side of the lots included in a proposed change and extending 100 feet therefrom; or
 - d. The lots or portions of lots directly opposite (i.e., across the street from) the lots included in a proposed change and extending 100 feet from the street frontage of the opposite lots.

If property is owned by a husband and wife, both must sign. If property is otherwise owned in common by two or more parties, all must sign.

- 2) Be in the form of a written petition actually being the signature of the requisite number of property owners and stating the signers do protest the proposed change or amendment.
- 3) Be received by the town clerk in sufficient time to allow the town at least two (2) normal working days before the date established for a public hearing on the proposed amendment to determine the sufficiency and accuracy of the petition. For example, if the hearing is scheduled for a Tuesday evening, the petition must be received not later than 8:30 A.M. on the previous Friday.
- 4) Be on a form provided by the town clerk and contain all the information requested on this form.

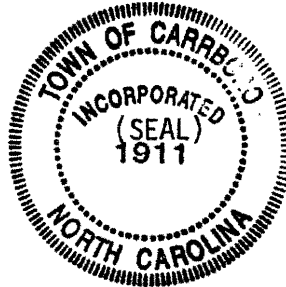
According to the above requirements, we the owners of the following properties do hereby protest the proposed zoning district changes:

We are opposed to the request by
Orange County to amend the land use
ordinance to rezone the property at
210 Hillsborough Rd. Parcel known as
7.95.A.41A

I, Catherine C. Wilson, Town Clerk of the Town of Carrboro, do hereby
certify that the sufficiency of the above-referenced petition has been
checked and found to be in compliance with Section 15-326 of the
Carrboro Land Use Ordinance.

This is the 15th day of March, 2011


Town Clerk

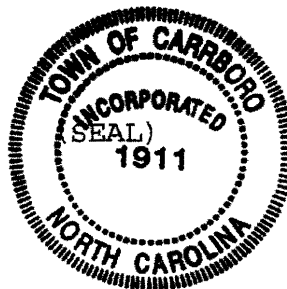


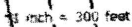
TMBL	name	address	Signature
7.103.4.18	Kate Paredes	213 Hillsh...	Kate HP

I, Catherine C. Wilson, Town Clerk of the Town of Carrboro, do hereby certify that the sufficiency of the above-referenced petition has been checked and found to be in compliance with Section 15-326 of the Carrboro Land Use Ordinance.

This the 15th day of March, 20 11.

Catherine C. Wilson
Town Clerk





PIN # 97786 81184
PIN # 9778671859
PIN # 97786 81321
PIN # 97785 29639
PIN # 97785 78813

Art. XX AMENDMENTS

or other applicable plan officially adopted by the Board and explaining why the Board considers the action taken to be reasonable and in the public interest. This statement is not subject to judicial review.

(e) A Board member shall not vote on any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. (See also Carrboro Town Code Section 2-35).

Section 15-325 Ultimate Issue Before Board on Amendments

In deciding whether to adopt a proposed amendment to this chapter, the central issue before the Board is whether the proposed amendment advances the public health, safety or welfare. All other issues are irrelevant, and all information related to other issues at the public hearing may be declared irrelevant by the mayor and excluded. In particular, when considering proposed minor map amendments:

- (1) Except when the request is to rezone property to a conditional use district, the Board shall not consider any representations made by the petitioner that, if the change is granted, the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Board shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification. (AMENDED 05/25/99)
- (2) The Board shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large.

Section 15-326 Protests to Zoning Map Amendments (AMENDED 10/24/06).

(a) If a petition opposing an amendment to the zoning map is filed in accordance with the provisions of this section, then the proposed amendment may be adopted only by a favorable vote of three-fourths of the Board membership. For the purposes of this subsection, vacant positions on the Board and members who are excused from voting shall not be considered "members of the Board" for calculation of the requisite supermajority.

(b) To trigger the three-fourths vote requirement, the petition must: (AMENDED 11/26/85)

- (1) Be signed by the owners of either (i) twenty percent (20%) or more of the area included in the proposed change or (ii) five percent (5%) of a 100-foot-wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right-of-way shall not be considered in computing the 100-foot buffer area as long as that street right-of-way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot

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buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the Town may rely on the Orange County tax listing to determine the "owners" of potentially qualifying areas. (AMENDED 10/24/06)

- (2) Be in the form of a written petition actually bearing the signatures of the requisite number of property owners and stating that the signers do protest the proposed change or amendment.
- (3) Be received by the town clerk in sufficient time to allow the town at least two normal working days before the date established for a public hearing on the proposed amendment to determine the sufficiency and accuracy of the petition.
- (4) Be on a form provided by the town clerk and contain all the information requested on this form.

(c) A person who has signed a protest petition may withdraw his or her name from the petition at any time prior to the vote on the proposed zoning amendment.

(d) The foregoing provisions concerning protests shall not be applicable to any amendment which initially zones property added to the territorial coverage of this chapter as a result of annexation or otherwise.

A public hearing of the Carrboro Board of Aldermen was held on Tuesday, March 22, 2011 in the Board Room of the Carrboro Town Hall.

Present and presiding:

Mayor	Mark Chilton
Aldermen	Randee Haven-O'Donnell
	Joal Hall Broun
	Dan Coleman
	Jacquelyn Gist
	Lydia Lavelle
	Sammy Slade
Town Manager	Steven E. Stewart
Town Clerk	Catherine Wilson
Town Attorney	Michael B. Brough

Absent or Excused: None

**PUBLIC HEARING ON A LAND USE ORDINANCE MAP AMENDMENT
RELATED TO THE PROPERTY LOCATED AT 210 HILLSBOROUGH ROAD**

Staff prepared a draft ordinance related to the placement of a B-2-CZ zoning district on property located at 210 Hillsborough Road. The Board of Aldermen has referred the draft ordinance to advisory boards and is holding a hearing to provide an opportunity for the public to comment on the map amendment before any action is taken.

Mayor Chilton opened the meeting by describing the rules for addressing the Board and noted that a vote on the rezoning would not take place the same night as the public hearing, as is customary for controversial items.

Trish McGuire, the Town's Planning Administrator, made a presentation to the Board. She explained that a petition signed by five percent of owners of a 100-ft wide buffer along the boundary of property to be rezoned was submitted to the Town Clerk and found to be valid. The validity of the petition requires a vote of three-fourths of the Board membership for approval of the map amendment.

Michael Harvey, a planner with Orange County, made a presentation on behalf of the applicant. He reiterated that the rezoning request would allow for library use only. He briefed the Board on the recommendations from the County Library Task Force. The proposed library would not be over 20,000 square feet. He summarized the approval process between a Conditional Use Rezoning versus a Conditional Rezoning. The approval of the rezoning does not guarantee that a library will be built on the site. Issues such as traffic analysis, landscape requirements, parking requirements and stormwater analysis would have to go through the Town's Conditional Use Permitting process and the applicant would be bound by the Town's Land Use Ordinance. The County chose the Carrboro site based on various recommendations from

several taskforces and because of its proximity to the elementary school. He summarized traffic and patron counts that were collected during a survey of the Hillsborough and McDougle Libraries on March 16, 2011.

A survey of traffic at the Hillsborough Library was taken on March 16, 2011.

Andrea Tullis, Assistant Library Director of Orange County, discussed traffic and parking issues and stated that the State Library of North Carolina recommends that the minimum full service library size is 16,000 square feet. The new Hillsborough library is 23,500 square feet distributed over 2 stories.

Alderman Coleman asked that the County staff review the letter from the Carrboro Elementary School Principal where concerns are expressed about the library location.

Mayor Chilton explained that the main issue before the Board is the question of the rezoning of the particular property. He noted that Orange County is the applicant; not the Town of Carrboro.

Alderman Coleman stated that in North Carolina there are only eight libraries that are municipal operated libraries. The Orange County library is part of the Hyconechee Library System that includes several counties. Chapel Hill has its own Town run library.

Madelyn Mitchell, a resident of 404 Hillsborough Road, spoke against the proposed rezoning. She expressed concern over possible access points, traffic, and parking. She asked the Board to consider the growth issues that the Chapel Hill library is facing when considering the site. She asked the Assistant Library Director for a response rate for her survey.

Gordon Mitchell, a resident of 404 Hillsborough Road, spoke against the proposed rezoning. He stated that the proposed site is not suitable for the traffic that the library would generate. He asked if part of the land would revert back to the neighboring property owners if they petitioned for the abandonment of the unopened portion of Shelton Street. He also pointed out deed restrictions that limit the property's use to residential. He recommended that the County consider other possible locations for the library.

Heidi Perry, a resident of 407 Robert Hunt Drive, stated that she is a member of Transportation Advisory Board but spoke as a citizen. She spoke in favor of the proposed rezoning and stated that the library location is appropriate and meets the requirements of the Library Taskforce. The library is a public building, not a commercial building, and it is not inappropriate to have it located next to the school. Location near the school would also allow for the shared use of parking spaces. Traffic flow, security lighting, screening, and landscaping are things that are yet to be decided and are things that the Town will be able to guide and regulate when and if the library gets built.

Melanie Cecil, representing the Administrative Council of the Carrboro United Methodist Church, spoke against the proposed rezoning. Traffic patterns and volumes were expressed as concerns.

Nerys Levi, a resident of 161 Swansea Lane, representing the Friends of the Carrboro Branch Library, spoke in favor of the proposed rezoning. She presented a petition signed by 336 people that support the proposed rezoning. She stated that 210 Hillsborough Road is a safe site and the only considered site that the County is considering. She is a member of three Orange County Library taskforces.

Jerry Christmas, a resident of 208 James Street, spoke in favor of the rezoning of the property and asked that all pull together to see that the library is put through.

Alexandra Brown, a resident of Bingham Township who owns property on Hillsborough, spoke in favor of the proposed rezoning of the property. The location is ideal and the only viable option. She stated that it is not a commercial space and that traffic would be gradual. She asked that the Town accept the gift that the County is offering.

Jackie Allen, a resident of 123 Pine Street, spoke in favor of the proposed rezoning of the property. She suggested lowering the speed limits on Hillsborough Road and Pine Street and the possible prohibition of parking along the driveways and the street. She stated that the location is ideal and accessible by many people.

Allen Spalt, a resident of 300 James Street, spoke in favor of the proposed rezoning of the property and the need for a free-standing library. He stated that the library would not be a commercial operation and that rezoning it to "commercial" may be a misnomer. He stated that the location is not perfect but, in this case, perfect should not be the enemy of the good. The principal problem with the location is access. He suggested traffic mitigation, consideration of alternative access routes, and possible one-way entrance and exit routes.

Jeff Rubish, a resident of 214 Hillsborough Road, spoke against the proposed rezoning of the property. His grandfather was Miles Andrews, the original builder of the home on the parcel for consideration. He asked the Board to go to the location and try to imagine a 20,000 square foot building on 2.6 acres. The rezoning would destroy a historic neighborhood. If the library is approved, there is a chance that Hillsborough Road would be widened and a turn lane installed. The proposed library location conflicts with the Town's Vision2020. He does not agree with the County's threat that this is the only location.

Barbara Rubish, a resident of 214 Hillsborough Road, spoke against the proposed rezoning of the property. She stated that the 20,000 square foot building will be there forever but the library may not. She is not opposed to a library but opposed to this location. She does not agree with the County's threat that this is the only location and encouraged the search for other locations.

Bobbie Stanford, a resident of 1800 N. Greensboro Street, spoke against the proposed rezoning of the property. She stated that she is not against a library but against the location. She stated that the neighborly feeling of Carrboro has diminished and this project demonstrates that. The homes around the property will be surrounded by library traffic. She expressed that traffic will be an issue and that there are already problems with traffic on

Hillsborough Road and Shelton Street. She asked the Board to be open-minded in their consideration of the issue.

Deloris Driantrafillo, a resident of 114 Chestwood Court, stated that she has been a Board Member of the Friends of Carrboro Branch Library since 1987. She spoke in favor of the proposed rezoning of the property.

Lorie Hoytt, a resident of Fidelity Street, spoke in favor of the proposed rezoning of the property and the library. She stated that as a child, she loved libraries because they provided her with access to things that she otherwise would not have been able to afford. She stated that after twenty four years, it is time for Carrboro to have a free-standing library.

Kathy Gunn, a resident of 212 Hillsborough Road, spoke against the proposed rezoning. She stated that if the rezoning is granted, it will establish a dangerous precedent for residential zones. Carrboro Elementary and the Methodist Church have expressed concerns over the proposed library location. Carrboro Elementary does not want to share parking. Some homes in the neighborhood are over 100 years old and an asset to the Town. The Planning Board has concerns over inconsistencies in the petition for rezoning. She requested that the County find other possible locations for the library.

Chaz Gardener, a resident of 101 Fidelity Street, spoke in favor of the proposed rezoning of the property. Future generations will benefit from the library. The library will increase property values while increasing cultural values.

Philippe Harrison spoke in favor of the proposed rezoning. She has been a substitute teacher for the past 16 years at the middle and high school level. She sees students come unprepared because they do not have access to the resources that a library could provide them.

Bethany Cheney, resident of 118 Fidelity, who owns property at 217 Hillsborough Road, spoke against the proposed rezoning of the property. She asked that "walkability" be removed from the table during decision making. She asked that a social justice framework be used to determine the best location for the library. The proposed library site would help already wealthy homeowners and renters and exacerbate the disparities between the high and low income areas. She stated that there are locations in the southern part of the county that would benefit the surrounding low-income, minority neighborhoods.

Ashley Stanford, a resident of 1800 North Greensboro Street, spoke against the proposed rezoning of the property. He expressed concern over the location and is against commercial property in an existing residentially zoned neighborhood. He stated that the location is an inappropriate location for a library.

Dorothy Taylor Senter, a resident of 208 Hillsborough Road, spoke against the proposed rezoning of the property. She expressed concern over the location and resulting traffic. She spoke of the deed restrictions on the property. She also requested that additional sites be examined for purchase.

Marty Mandelle, a resident of 116 Pine Street, spoke against the proposed rezoning of the property. She stated that additional locations should be considered.

Blair Pollock, a resident of 6420 Heartwood Drive, Chapel Hill, spoke against the proposed rezoning of the property. He suggested the use of the top floor of the possible CVS property on North Greensboro Street. He spoke about the use of electronic readers and how libraries of the future will look different than the libraries of today and will require less square footage.

Richard Ellington, a resident of 109 Rutton Drive, spoke against the rezoning of the property. He expressed concerns over the location and stated that the library is not Carrboro's library but southwest Orange County's library. He stated that he is in favor of a library if it is in another location.

Rich Bell, a resident of 102 Pine Street, spoke against the rezoning of the property. He expressed concern over the location and costs to the County. He expressed traffic and location as concerns.

Robert Dow, a resident of 105 Pine Street, spoke against the rezoning of the property. He expressed concern over the location within a residential neighborhood, safety, traffic levels, and accessibility.

David Jessee, owner of 500 North Greensboro, stated that he tried to sell and donate portions of his property, located at 500 North Greensboro, to the County for a proposed library. He asked that the County consider other locations and stated that there are other options available for the library.

Mayor Chilton asked that the item be returned to the Board on April 19th, 2011. The Board will attempt to make a decision on the item at that time. This date works with the County's existing agreement with the seller of the property.

Mike Brough, Town Attorney, explained that if the Town approves the rezoning application, the County will have to go through a quasi-judicial Conditional Use Permitting process. Conditional Use Permits may be denied if they do not meet all of the qualifications of the ordinance. They can also be denied on the basis of public health and safety, inconsistency with the Land Use Plan, a negative effect on neighboring property values, and continuity and harmony with the area. He stated that it would be difficult to deny the application on the basis that it is not in harmony with the area if it is rezoned for a library use. A rezoning of the property does not guarantee that a library will be permitted on the site. He also explained that the deed restrictions on the property are private in nature and not relevant for the Board's consideration in the discussion of rezoning. The Board is charged with deciding whether the rezoning is appropriate for the public health, safety and welfare.

Alderman Slade requested a response to the following questions:

- 1) Would it be possible to reduce the speed limit on Hillsborough Road to 20mph?
- 2) Will the playground require additional screening?

- 3) What is the feasibility of using Shelton Street to minimize the width of the Hillsborough Road entrance?
- 4) Could there be a one lane entrance/exit?
- 5) Will Hillsborough Road need to be widened?
- 6) What is Hillsborough Road's current capacity and what traffic is it expected to handle with the library?
- 7) Can staff prepare a map that shows alternative Carrboro locations for the Library? The map should depict properties that would hold a 20,000 square foot building and appropriate parking.

Alderman Lavelle requested a response to the following questions:

- 1) Has the minimum square footage required for libraries gone up or down over the past years?
- 2) What types of regular deliveries are made to libraries? What types of vehicles make the deliveries?
- 3) What is the genesis of the speaker's statement that Carrboro Elementary School will not share parking? The school's cooperation is a key component on the decision that the Board has been asked to make.

Alderman Lavelle stated that a lot of people have talked about other sites and better locations. She reiterated that the Board is reviewing this particular site because that is the one that the County has under contract. The Assistant County Manager was at the last few Planning Board meetings and discussed how the County went about selecting the site. The County did not make their site selection in a vacuum and they considered a lot of factors.

Alderman Gist requested a response to the following questions:

- 1) If the access road is off of Hillsborough Road, how wide will it be and how much right-of-way will be required? How much clearing will be involved in the right-of-way? What will the width be if a one-way option is chosen over a two-way?
- 2) How much traffic would a library of this size generate? How would it impact the roads?
- 3) Where are some of the points that people will be coming from?

Alderman Haven-O'Donnell stated that she would like to review a traffic analysis. She is also interested in looking at Shelton Street as a one-way entrance and/or exit, reducing the speed limit on Hillsborough Street. She asked that DOT be consulted about the future requirements of Hillsborough Road. She suggested further discussions between the Chapel Hill-Carrboro City School District. She thanked the people that spoke before the Board.

Alderman Coleman stated that traffic and transportation issues are of the highest importance. If the rezoning is granted, the burden is on the applicant to come up with a plan that addresses the concerns of the Board. He also noted that the County has notified the Board that if the rezoning is not granted, they will let their option to purchase the property expire. The County also let the Board know that they do not feel any other suitable site exists in Carrboro and asked if the Town had any suggestions on other locations near the downtown area.

Steven Stewart, Town Manager, stated that Town staff cannot provide a lot of specificity on traffic impacts because the project is not a Conditional Use application. Currently, the County does not have money set aside for a detailed traffic analysis. Their plan was to seek a rezoning prior to funding site and traffic analysis. Trish, McGuire stated that there is not time to conduct a full traffic impact analysis between now and the 19th of April. Mayor Chilton and Mr. Stewart agreed that it would be the applicant's responsibility to provide information to the Board the best that they can.

Mike Brough stated that the Board can consider information, or lack of information, about the traffic during their rezoning decision. The burden is on the applicant to come forward with enough information to rezone the property. He also noted that the applicant is not asking for a rezoning for the B-2 District, they are asking for a rezoning that would be a B-2-C and allow a library only.

Mayor Chilton explained that a protest petition has been submitted and found to be valid. The validity of the petition triggers the requirement of ¾'s vote of the Board (6 votes).

Mayor Chilton pointed out that Shelton Street is a public right-of-way and that while it is used for parking for the school, it is not owned by the school. The Town wants to collaborate with Orange County to make the library happen and he hopes that the school system would bring the same approach. In the spirit of cooperation, he believes the consideration of the rezoning should move forward but he has reservations on how the library would affect the existing properties. He thinks it is possible to find a site that would be uncontroversial.

Mayor Chilton requested a response to the following questions:

- 1) Specific information on the site being accessed exclusively through Shelton Street and not through Hillsborough Road.
- 2) What is the 20,000 square foot recommendation based upon and who recommended it? County staff to address that at some point.
- 3) How did the County's consultant come to the conclusion that a 20,000 square foot, traditional library is the right facility? Is it possible to have a two-story design with less square footage? What is the significance of having a library defined as "full-service?"

Alderman Broun requested the following additional information:

- 1) A brief report from County staff regarding the effect of books on cognitive development, possible licensure and use restrictions for digital readers, and the cost to the library related to digital readers.

MOTION WAS MADE BY ALDERMAN COLEMAN AND SECONDED BY ALDERMAN BROUN THAT THE DISCUSSION REGARDING THE PROPOSED REZONING FOR 210 HILLSBOROUGH ROAD BE CONTINUED ON APRIL 19, 2011.
VOTE: AFFIRMATIVE ALL.

MOTION WAS MADE BY ALDERMAN HAVEN-O'DONNELL AND SECONDED BY
ALDERMAN COLEMAN TO ADJOURN THE MEETING AT 10:32 P.M. VOTE:
AFFIRMATIVE ALL

Mayor

Town Clerk

ORANGE COUNTY
HILLSBOROUGH
NORTH CAROLINA

Manager's Office

Established 1752

MEMORANDUM

TO: Mark Chilton – Mayor Town of Carrboro
Town of Carrboro Board of Aldermen
Patricia McGuire – Planning Administrator Town of Carrboro

FROM: Gwen Harvey – Assistant County Manager
Lucinda Munger – Director Orange County Public Library
Andrea Tullos – Assistant Library Director Orange County Public Library
Michael D. Harvey – Orange County Planning Department

DATE: April 7, 2011

RE: RESPONSE to additional questions concerning Orange County rezoning petition for 210 Hillsborough Road

Please accept the following memorandum as a response to several questions posed by the Town of Carrboro Board of Alderman relating to a request submitted by Orange County requesting the rezoning of 210 Hillsborough Road (PIN 9778-68-4269) from R-10 to B-2-CZ.

As you are already aware, the property in question is a 2.69 acre undeveloped parcel of property, currently owned by NCLA Properties LLC. The County currently has an option to purchase the property for the purpose of developing a maximum 20,000 square foot full service public library.

On March 22, 2011 a public hearing was held by the Town of Carrboro to review and accept comments on our petition.

On March 23, 2011 Ms. Patricia McGuire, Planning Administrator with the Town of Carrboro, forwarded to the County Manager's office a document entitled '23 March 2011 Board of Alderman Meeting Follow-up Action Report' containing twenty-one (21) follow-up questions by members of the Board of Alderman and planning staff concerning the aforementioned petition.

What follows are the answers to these questions as contained within the form sent to the County by Ms. McGuire:

(a) Possibility of reducing speed limits on Hillsborough Road

Answer: The County staff recently met with NC DOT officials, specifically Mr. Chuck Edwards District Engineer for DOT out of the Graham, NC office, to discuss this project.

During this meeting, when staff posed this question, Mr. Edwards indicated that there was no definitive answer that he could provide at that time on the need to, or the possibility of, reducing the existing posted speed limit on Hillsborough Road.

Mr. Edwards reminded County staff that a formal engineering study would need to be completed, in accordance with the applicable provisions of the North Carolina General Statutes and DOT policies, prior to a decision being made.

Mr. Edwards did indicate to staff, however, that his initial opinion was that the development of the proposed maximum 20,000 square foot library would not require or lead to a mandated reduction on the existing posted speed limit for Hillsborough Road.

Mr. Edwards did not offer any comment or a definitive response on the viability of a voluntary request to reduce the speed limit on Hillsborough Road other than if such a request was submitted, it would be processed and reviewed in accordance with established NC DOT policies.

However, Mr. Edwards reiterated that he lacked sufficient information with respect to the current traffic impacts/flow on Hillsborough Road to make a more definitive statement with respect to the existing speed limit issue without the benefit of the aforementioned engineering study being completed.

With respect to the existing roadway, Mr. Edwards indicated that he felt that Hillsborough Road could handle the increased traffic flow that would result from the construction of the proposed maximum 20,000 square foot library and that such a project should not cause the existing roadway to 'fail'. In other words, the proposed library would not necessitate improvements (i.e. widening, installation of new traffic devices, etc) on Hillsborough Road.

Mr. Edwards reminded County staff that an official determination (i.e. that roadway improvements are or are not necessary) could only be made once a comprehensive traffic study and a formal site plan showing the construction of the library was completed and submitted to DOT for review.

Mr. Edwards concluded the meeting by reminding staff that he was unable to take a definitive position on any traffic related question(s) until a formal site plan was submitted to his office for review and processing and that the information he was providing **could not** be construed as a formal or final position on the matter.

**(b) Feasibility of using Shelton Street to minimize width of Hillsborough Road entrance
(1 way in, 1 way out)**

Answer: Staff meet with Mr. Edwards of NC DOT and Mr. Robert Maddry, Fire Marshall for the Town of Carrboro, to discuss the use of Shelton Street as either a primary or secondary means of access.

Both men agree that there is no conceivable reason why Shelton Street could not be used as a means of access. However, they strongly cautioned that Shelton Street should not be used as the sole means of ingress/egress to 210 Hillsborough Road (i.e. the proposed library site).

A primary reason for this concern was over the current practice of the Shelton Street right-of-way being utilized for 'staging' purposes with respect to supporting parking for both the Carrboro Elementary School and the local church/day care operation. It was suggested that congestion issues could arise as people attempted to pull in and out of existing parking spaces, using Shelton Road as a staging lane, while patrons are attempting to access the library property.

Further, concern was expressed over the possibility of Shelton Street being the only means of access to 210 Hillsborough Road. During periods of peak traffic demand, corresponding to Carrboro Elementary student dismissal (p.m. traffic), Shelton Road becomes impassable.

Access to the proposed library site during an emergency (i.e. fire, life/safety, etc) would become too problematic. Both Mr. Maddry and Mr. Edwards indicated that there ought to be some form of ingress/egress from Hillsborough Road to ensure adequate access by emergency vehicles.

(c) Capacity if Hillsborough Road, possibility of widening of Hillsborough Road.

Answer: Mr. Edwards indicated that he believed there was sufficient capacity within Hillsborough Road to support the proposed library. He further cautioned, however, that his comments were only based on capacity numbers and not on any physical traffic impact study that analyzed all potential traffic impacts (i.e. turn movements from Hillsborough Road to Main Street, turn movements onto other adjoining side streets, etc).

Mr. Edwards indicated that there was no way to determine if the widening of Hillsborough Road would be necessary until a formal traffic impact analysis was completed.

The formal traffic impact analysis is not required for a rezoning but will be prepared when the formal site plan is completed for the project.

(d) Map of alternative properties of appropriate size with room for parking and appropriate zoning

Answer: The County is not considering alternative sites at this time.

(e) Maximize green space, can size be lowered to 16,000 square feet

Answer: The size of the proposed library, as denoted within our application, is not to exceed 20,000 square feet of floor area. This size building was selected in an effort to provide a wide range of services and amenities to patrons consistent with other library projects in the County.

If the Town would like to see a small library space and maximize the preservation of green space, the County has no issues other than the following:

- 16,000 is the minimum building size necessary to have a full service library based on State requirements that would still allow the project to qualify for various programs and
- If the overall size of the library is reduced then the type of services and amenities contained within said structure will be limited.

As long as the Town of Carrboro understands these issues, and is willing to accept the limitations that such a decision would impose on the project, then the County has no issue with discussing a smaller library.

(f) Define a 'full service' library

Answer: A Full Service Library – as per Guidelines for NC Public Libraries 1998 – per NCPLDA (NC Public Library Director's Association) is defined as follows:

- 1) Has a state certified Public Library Manager, a Children's Librarian and a Reference Librarian.
- 2) Regardless of size, all libraries have at least two persons on duty at all times the library is open.
- 3) Is open a minimum of 60 hours / week; all library services are available whenever the library is open
- 4) Library systems serving more than 25,000 people provide library facilities totaling not less than 0.65 square feet per capita, with at least one facility of not less than 16,000 sf. (Using the population of 35,000 = 22,750 sf)

- 5) The Library and its programs are accessible to people with disabilities. This requires ADA requirements not only through handicapped parking and entrances, but also clearance and distance between objects within the library such as shelving, chairs, tables and computers.
- 6) The Library would own two books per capita ($35,000 \times 2 = 70,000$) (Currently Main has 84,000; Carrboro McDougle – 21,500 and Cybrary – 800) The number of materials owned by a library is less important than the quality of its collection and the use the materials receive.
- 7) Public access to the Internet, with at least one computer station for every 2,500 people (Using the population of 35,000 = 14 workstations and 700 sf)
- 8) Library facilities of 25,000 square feet or less are on one floor to reduce supervision, maintenance and operational costs.
- 9) Library provide multiple Public Service areas – Circulation, Reference and Children's
- 10) Library provides staff work space for processing, mail, programming setup, etc.

Full Service Library would include:

- 1) Collections of materials (books, books on CD, DVDs, magazines and downloadable books) to serve Adults, Young Adults, and Children.
- 2) Materials collected will reflect the needs of the community and the service response choices of the library.
- 3) Public Internet computers and wifi access
- 4) Seating to accommodate users for wifi, research, reading, tutoring, etc.
- 5) Community spaces for gatherings including programming, book groups, children's storytimes, summer reading, teen programming, book sales, and community meeting space. These could include a large meeting room, small group room (for 6 – 8); small 2 person tutoring rooms.

(g) Why is 16,000 square feet minimum recommended size, who recommends, have the recommendations changed because of technology

Answer: NC Public Libraries 1998 – per NCPLDA (NC Public Library Director's Association) sets the standard/recommended size based on the anticipated population being served (please refer to our answers to question F above for additional detail). These are minimum standards necessary to qualify for several State programs. Staff is unable to answer the question if these recommendations can change based on technology advances.

(h) Further explanation from Chapel Hill-Carrboro schools regarding Shelton Street opposition

Answer: Our response to utilizing Shelton Street is contained within the answer to question B as detailed herein.

(i) Explanation of site selection process from Orange County

Answer: The Library Services Task Force reports of 2000, 2004 and 2007 all indicated to the Board of Commissioners the need for a free standing, full service library for the Southwest quadrant of the county. This branch library was more thoroughly described in the 2004 Library Space Needs Assessment as being at least 20,000 square feet in size in order to serve Southwest Orange County. The reports also recommended that the location be near to or located in downtown Carrboro, be accessible by public transportation, be walkable for the residents of the area, and have adequate parking facilities.

The property at 210 Hillsborough is the largest parcel available in downtown Carrboro. It is suitable for building a 20,000 square foot facility with adequate parking, walkable to downtown businesses and residents and is on a bus line, thereby meeting many of the criteria endorsed by the Task Force reports and the BOCC.

In June 2010 the Orange County Board of Commissioners directed the County Manager and staff to begin actively searching for property or a facility that could serve as a site for a Southwest Branch Library. During the summer, County Management worked to identify possible options for a branch library. During this process the group examined property on Hillsborough Road, leasing a storefront facility, the Skills Development Center on Franklin Street, property off of Greensboro Street (behind the Southern States), expanding within the Century Center, and the Carrboro Town Hall.

The Board of County Commissioners, after reviewing the report of the County Manager and staff, deemed the property on Hillsborough Road the most suitable. This property is the only property that is being considered.

(j) Total width of access road on Hillsborough Road including sidewalk/landscape/etc.

Answer: 210 Hillsborough Road has approximately sixty (60) feet of frontage along the roadway. This is not an easement but is part of the subject parcel intended for the development of the proposed library.

Based on State of North Carolina requirements for providing access to the proposed library for emergency vehicles (i.e. fire trucks, ambulance, etc) the road will need to be twenty (20) feet

in width. The County currently plans to have sidewalks on at least one (1) side of this access drive and allow for bike lanes within the roadway.

The County has not made any preliminary decisions with respect to the nature of the access point from Hillsborough Road (i.e. public road versus private driveway) and has not made any design decisions with respect to the location of the actual travel way, sidewalks, or bike lanes.

Final decisions as to the actual location and width of the access driveway, as well as sidewalk location, will be determined during the site plan review phase (i.e. the Conditional Use Permitting process) for the project.

(k) How much clearing required for Hillsborough Road access cross section

Answer: Unknown at this time as we do not have the formal site plan and have not completed the traffic assessment with NC DOT or the Town.

(l) Proximity of access road to surrounding structure.

Answer: Unknown at this time as we have not completed formal site plan for the project.

(m) Width of 2 lane access road versus single lane access road

Answer: Give our response to question(s) B and J as it relates to ensuring emergency vehicle access, the roadway allowing access to the proposed library from Hillsborough Road will, at a minimum will be twenty (20) feet in width in accordance with State standards.

(n) Discussion with NC DOT of possibilities (turn lane?)

Answer: Please refer to our response to question A. Until a formal transportation impact assessment is completed, it would be premature for NC DOT to comment on the requirement for a turn lane.

(o) Delivery trucks/heavy vehicles to library?

Answer: Delivery of books to the library are typically handled via County van or vehicle. There is no anticipated heavy vehicle traffic (i.e. 18 wheeler transfer trucks) expected at the library. Staff anticipates Fed-ex and UPS truck traffic as well.

(p) Trip generation –typical traffic of library of this size/location?

Answer: According to NC DOT (i.e. Mr. Edwards) the average trip generation for a library of this size is 1,000 trips in a 24 hour period or approximately forty-two (42) trips in an hour.

(q) Where would potential traffic come from – library survey?

Answer: In the 2004 Library Space Needs Assessment, the projected population noted to be served by this branch would be 35,000. The Hillsborough site offers an array of variety of ways for patrons to access the library as bicyclists, pedestrians, public transit riders, and automobile (single occupancy and shared ride,) Library surveys based upon Main in Hillsborough indicated largely vehicular traffic with peak hours based upon programs along side downtown patrons and residents on foot.

Please see the following chart for additional detail on library traffic. Data was derived from user surveys submitted to County Library staff on the date referenced.

	Main Library, Hillsborough¹						
	Car Length of Stay			Total Car	Avg Car	Total Car	Avg Visitors
	<29 min.	30 min-1hr	>1 hr	Visits	Visits per Hour	Visitors	per Hour
10a-2p	35	19	46	100	25	176	44
2p-5p	59	16	20	95	32	146	49
5p-8p	30	25	1	56	19	90	30
Total	117	62	73	251	25	412	41

	Cybrary¹						
	Total Car	Total					
	Visits	Visitors					
All Day	7	34					
	McDougle¹						
	Car Length of Stay			Total Car	Avg Car	Total Car	Avg Visitors
	<29 min.	30 min-1hr	>1 hr	Visits	Visits per Hour	Visitors	per Hour
4p-5p	3	5	0	7	7	14	14
5p-8p	6	3	1	11	4	16	5
Total	9	8	1	18	5	30	8
1. Surveys conducted on Wednesday, 3/16/11, the the peak visit day of the week							

(r) Feasibility of using only Shelton Street access?

Answer: Please refer to our responses to question(s) A, B, and J as contained herein.

(s) Why a 20,000 square foot 1 story library, what does library of future look like?

Answer: Ultimately, we chose 20,000 square foot as a reasonable size for the proposed library in order to maximize the level of services and amenities offered to patrons. A single-story structure was chosen to ensure that we do not 'dominate' the local landscape with a two-story structure, reduce our construction costs (i.e. maximizing available funds for library services and programs), and eliminate redundancy in service provision by having to have multiple staff on multiple floors serving patrons.

With respect to the future look of a library, staff offers the following comments:

- The library of the future is likely to be an amalgam of current and new technologies, of traditional cutting edge services, and of digital and physical spaces. Many suspect that while mobile computing, networked materials, digital research process, and other new technologies will dramatically alter certain library services, there will still be a need for books, shelves, tables, and chairs, light and solitude, and community space. According to a 2008 Institute of Museum and Library Services report, remote online visits to public libraries appear to stimulate in-person visits to physical libraries and museums.
- As literacy education continues to evolve, libraries of the future will need to tailor their programs and services to a new generation of learners with the facility for processing digital as well as printed information.
- In *Library Journal's* 2008 "Future-Proof Design" series, William Brown describes future physical space that are lovable, responsive, energy productive, resource effective...and perpetually significant. Future proof libraries thrive on change.
- The need to be flexible is intrinsic to the idea of libraries remaining useful and relevant in a rapidly evolving culture. Further, flexible spaces can facilitate collaboration, as well as the ability to create specialized environments for particular library users.
- Effective and relevant library services are driven by user needs and not technological advances alone. Technologies should be evaluated based on their ability to meet user needs and not merely adopted because they are the latest item.
- While opinions differ regarding the future of the book, libraries and librarians will remain relevant for the lover of physical books while serving as gateways to and guides through the new technology of living books that change and evolve.

(t) 2 story versus 1 story building?

Answer: Refer to our answer above. Ultimately a single-story structure was chosen to ensure that we do not 'dominate' the local landscape with a two-story structure, reduce our construction costs (i.e. maximizing available funds for library services and programs), and eliminate redundancy in service provision by having to have multiple staff on multiple floors serving patrons.

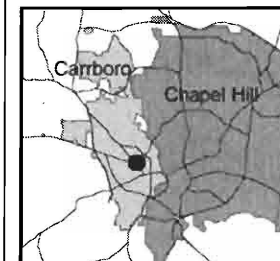
(u) Comments from county on effect of books on cognitive development, usage limits of electronic media

Answer: We are not able to comment on this aspect with scientific certainty but Library staff is attuned, through the knowledge and resources of Children's service manager and field

literature, of making available and supporting a variety of media to facilitate early childhood learning, increased parental involvement, and continuing opportunities for young adults.



Shelton Street near Carrboro School



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TOWN OF CARRBORO
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