

A RESOLUTION ADOPTING A  
STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S REASONS FOR  
ADOPTING AN AMENDMENT TO THE MAP OF THE CARRBORO LAND USE  
ORDINANCE

Draft Resolution No. 145/2010-11

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE APPROXIMATELY 2.49 ACRES OF LAND KNOWN AT AND NEAR 500 N. GREENSBORO STREET FROM B-1(G)-CZ AND CT TO B-1(G) 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, Policy 6.11.

Section 2. The Board concludes that its adoption of the above described amendment is reasonable and in the public interest because the Town seeks to accommodate a variety of housing styles, sizes, and pricing. It should also address issues of density, funding, and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.

Section 3. This resolution becomes effective upon adoption.

A RESOLUTION ADOPTING A  
STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S REASONS FOR  
REJECTING AN AMENDMENT TO THE MAP OF THE CARRBORO LAND USE  
ORDINANCE

Draft Resolution No. 145/2010-11

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE APPROXIMATELY 2.49 ACRES OF LAND KNOWN AT AND NEAR 500 N. GREENSBORO STREET FROM B-1(G)-CZ AND CT TO B-1(G) 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 the existing zoning is appropriate.

Section 3. This resolution becomes effective upon adoption.

**AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE  
APPROXIMATELY 2.49 ACRES OF LAND KNOWN AT AND NEAR  
500 N. GREENSBORO STREET FROM B-1(G)-CZ AND CT TO B-1(G) CZ**

**\*\*DRAFT 6-9-2011\*\***

**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:**

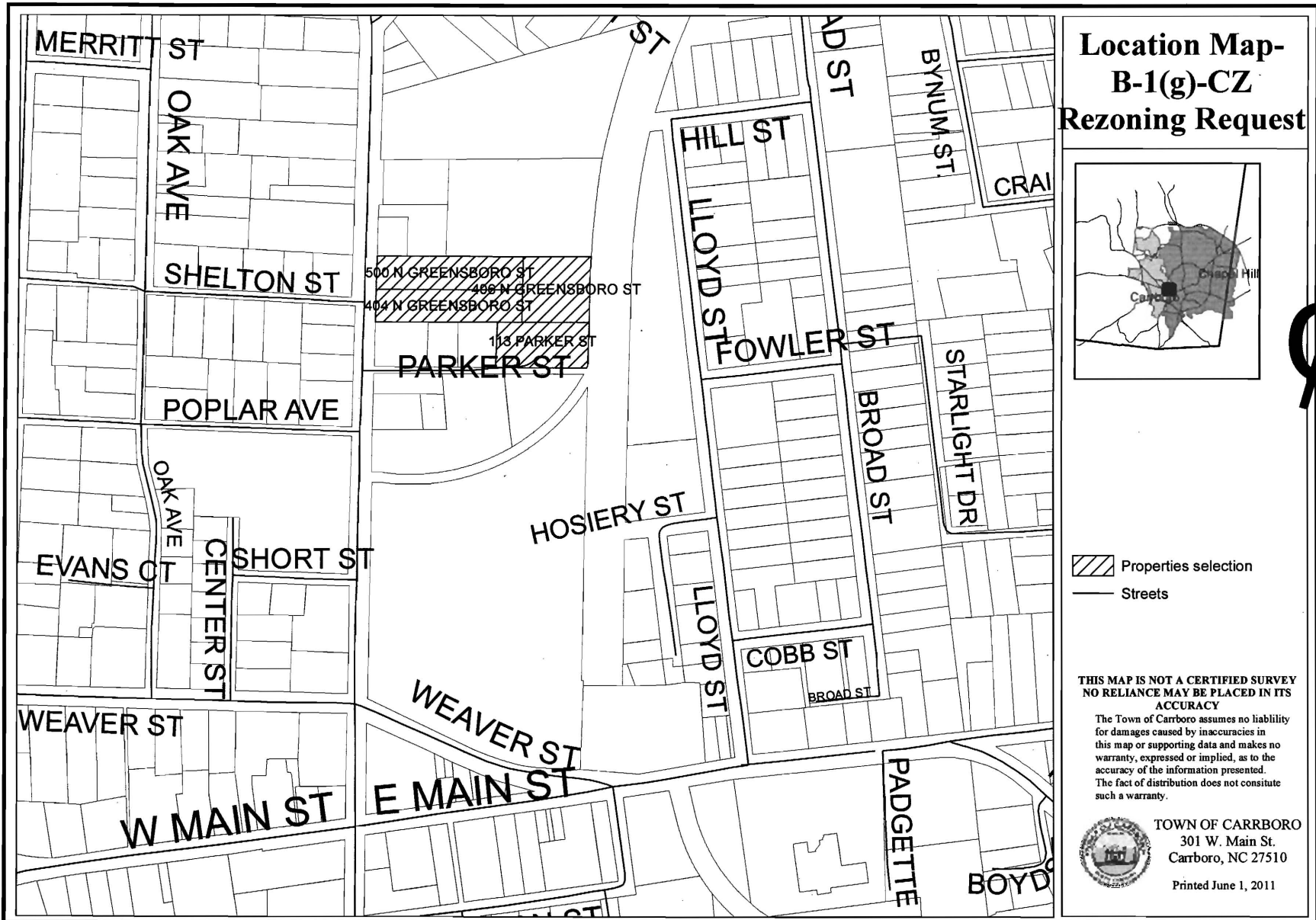
That properties being described on Orange County Land Records System as:

Orange County PIN 9778-87-7556, addressed as 500 N. Greensboro Street, currently zoned B-1(g) CZ (General Business, Conditional), and 9778-87-7448, 9778-97-0512, 9778-87-9369, addressed as, 404 N. Greensboro Street, 406 N. Greensboro Street, and 113 Parker Street, currently zoned CT shown on the attached zoning exhibit are hereby rezoned to B-1(g)-CZ (General Business, Conditional), subject to the following conditions:

1. Driveway access to the parcel shall be aligned with Shelton Street;
2. All structures currently located on the property shall be offered for relocation prior to beginning construction.
3. Possible land uses will be limited to those listed on the Concept Plan labeled "500 North Greensboro, RZ-2" dated June 10, 2011 subject to the determination that adequate parking has been provided for the overall project.
4. The property will be developed substantially in accordance with the attached Concept Plan labeled "500 North Greensboro, RZ-1 & RZ-2" dated June 10, 2011.

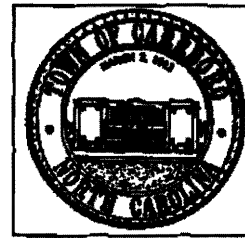
**SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are hereby repealed.**

**SECTION 3. This ordinance shall become effective upon adoption.**





# TOWN OF CARRBORO



*"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:** Belmont Sayre c/o Ken Reiter

**DATE:** 04/08/2011

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from B-1(G)-CZ & CT to B-1(G)-CZ zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME: Belmont Sayre c/o Ken Reiter  
 ADDRESS: 300 Blackwell Street, Suite 101-B, Durham, NC 27701  
 TELEPHONE #: ( 919 ) 259-2088
2. INTEREST IN PROPERTY(IES): Contract option on property
3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: The 4 adjoining lots located at 500 North Greensboro St, across from the intersection with Shelton St., bounded by the railroad ROW to the east and a portion of Parker street to the south.
4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:
  - a. OWNER: Green Equity, LLC, 119 Viburnum Way, Carrboro, NC 27510  
 TAX MAP: 7.93 BLOCK: A LOT: 4 ACREAGE: 0.69 PARCEL: 9778-87-7556  
 SUBDIVISION NAME: N/A FRONTAGE: 81.17 DEPTH: 357.24  
 EXISTING STRUCTURES AND USES: SINGLE FAMILY RESIDENCE

b. OWNER: Karen and David Jessee

**TAX MAP: 7.93 BLOCK: A LOT: 4 ACREAGE: 0.67 PARCEL: 9778-87-7448**

**SUBDIVISION NAME:** \_\_\_\_\_ **FRONTAGE:** 81.80 **DEPTH:** 357.24

**EXISTING STRUCTURES AND USES:** \_\_\_\_\_

**SINGLE FAMILY RESIDENCE**

**c. OWNER:** Karen and David Jessee

**TAX MAP: 7.93 BLOCK: A LOT: 5 ACREAGE: 0.61 PARCEL: 9778-97-0512**

**SUBDIVISION NAME:** \_\_\_\_\_ **FRONTAGE:** N/A **DEPTH:** 172.5

**EXISTING STRUCTURES AND USES:** \_\_\_\_\_

**VACANT**

d. OWNER: Karen and David Jessee

**TAX MAP: 7.93 BLOCK: A LOT: 9 ACREAGE: 0.72 PARCEL: 9778-87-9369**

**SUBDIVISION NAME:** \_\_\_\_\_ **FRONTAGE:** N/A **DEPTH:** 235.6

**EXISTING STRUCTURES AND USES:** \_\_\_\_\_

**VACANT**

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

**NAME**

## ADDRESS

**See Attachment for list**

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES X NO     
IF "YES", WHEN? 2009

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?

The applicant is proposing a B1(G)-CZ zoning classification with conditions to limit uses to street level retail and upper floor residential. The subject properties are within 300' of a variety of existing compatible land uses, including multi-family residential, single family residential, commercial retail and office. The proposed building massing is similar in footprint to existing commercial developments immediately adjacent to the north, east and south. The project has been designed to combine the downtown development goals (commercial and residential density) with that of the existing residential neighborhoods (residential development and pedestrian scale facades along N. Greensboro street). The proposed building height steps back from the right-of-way to provide a 2 story, pedestrian scale facade, in keeping with the existing streetscape vernacular along the North Greensboro St. In addition to the building step-back at the ROW, the topography slopes 8-10' from the ROW east to the back of the site, providing a lower building height in relationship to N. Greensboro St.

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

Given the proximity of the subject properties to the downtown area, the residential and commercial retail uses proposed serve to meet many of the policy goals outlined in Carrboro's Vision2020. With 114 residential units, the development site is located within 1000' of the downtown core and is ideally situated to create a pedestrian friendly development positioned to benefit from and serve the surrounding community. Access to the Chapel Hill transit system is within walking distance from the site, providing public transportation options for residents. Attentive architectural design has been used along the North Greensboro St. frontage by providing a 2 story facade, active with street level retail. The reduced building facade, accompanied by the proposed and existing streetscape vegetation, will blend the proposed development into the surrounding neighborhood character.

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

Development of the 4 subject parcels will provide economic revitalization for not only these 4 parcels (2 are single family residential, 2 are vacant), but for the surrounding residential neighborhoods and downtown area in general. One of the goals set forth in the Carrboro Vision2020 plan was to look for opportunities to renovate low/moderate housing (3.63 & 6.12). This development will provide rental housing units which are considered affordable by HUD standards.

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

(Carrboro Vision2020 references goals shown in () parenthesis)

The proposed uses are consistent with the many of the goals set within Carrboro's Vision 2020. The mixed-use development (3.28) would provide the downtown area with increased commercial opportunities (3.21), diverse and affordable residential options (2.52 & 6.1), community sensitive infill development utilizing existing public infrastructure (2.11 & 2.53), green building practices (5.41), walkability and public transit access (3.25 & 4.15) and economic redevelopment (3.63). The proposed mix of uses provides a transition development extending from the commercial uses downtown to the lower density residential development to the north and west. The proposed development will provide a combination of 114 market rate and affordable dwelling units in close proximity to downtown and within walking distance to various goods and services, thus decreasing dependency on vehicle use and providing live/work opportunities that are often the cornerstone for sustainable communities.

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WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 8th DAY OF April, 2011.

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

OWNER'S SIGNATURE: \_\_\_\_\_

OWNER'S SIGNATURE: \_\_\_\_\_

*[Handwritten signatures and names]*  
Kenneth Rite  
David Jessee  
Karen Jessee  
Paul Presma  
David Bellu, Manager  
Green Equity LLC

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.

## PROPOSED CONDITIONS

### 500 NORTH GREENSBORO / SHELTON STATION

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

That property being described on Orange County Tax Maps as:

[\_\_\_\_\_], in the Chapel Hill Township, and being the area that is called out on the accompanying map as "500 North Greensboro" is hereby rezoned from B-1(g)-CZ (General Business, Conditional) and CT (Commercial, Corporate Town) to B-1(g)-CZ (General Business, Conditional), subject to the following conditions:

- 1) The height of the building closest to North Greensboro Street shall not exceed 3 stories, with the exception that the portion of the building within the DNP Overlay shall conform to the requirements of that portion of that District.
- 2) Driveway access to the parcel shall be aligned with Shelton Street.
- 3) The minimum required parking shall be 10% less than the minimum number of spaces required by the Ordinance for the proposed uses.
- 4) All structures currently located on the property shall be offered for relocation prior to beginning construction.
- 5) A minimum of 15% of the residential units shall be affordable, defined as rent that does not exceed 80% of median family income as issued by HUD for a family of a specific size within the MSA where the Town of Carrboro is located.
- 6) The following site and building elements or equivalent will be incorporated into the development in accordance with Section 15-141.4(f):
  - a) Provision for covered bike parking sufficient to provide a minimum of one (1) space per every 4 residential units. *(Multimodal Transportation)*
  - b) Inclusion of a minimum of one (1) onsite plug in for electric vehicle charging. *(Energy Conservation)*
  - c) Use of Energy Saving features, including but not limited to: *(Energy Conservation)*
    - i. Use of shading devices and/or high performance glass for minimizing heating and cooling loads
    - ii. Insulation beyond minimum standards
    - iii. Use of energy efficient motors/HVAC
    - iv. Use of energy efficient lighting
    - v. Use of energy efficient appliances
  - d) Inclusion of rainwater harvesting techniques for non-potable re-use *(Water Conservation)*
  - e) Inclusion of roof covering that reflect heat or reduce storm water *(Heat Island Mitigation/ Water Conservation]*

## ATTACHMENT C

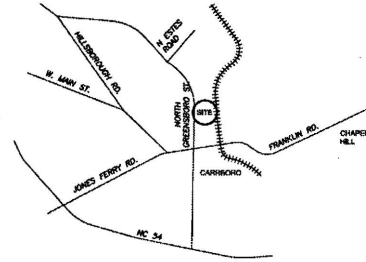
- 7) Possible land uses will be limited to those listed on the Concept Plan labeled "500 North Greensboro, RZ-2" dated June 10, 2011 subject to the determination that adequate parking has been provided for the overall project.
- 8) The property will be developed substantially in accordance with the attached Concept Plan labeled "500 North Greensboro, RZ-1& RZ-2" dated June 10, 2011.

# 500 N. Greensboro

Carrboro, North Carolina

Rezoning Application

## CONTEXT MAP



## PROJECT TEAM

**APPLICANT:** KENNETH M. REITER  
BELMONT SAYRE, LLC  
500 BLACKWELL STREET, SUITE 101-B  
DURHAM, NC 27701  
919.259.2088  
KREITER@BELMONTSAYRE.COM

**LAND PLANNER:** DAN JEWELL R.L.A.  
COULTER JEWELL THAMES PA  
111 WEST MAIN ST.  
DURHAM, NC 27701  
(919) 682-0368  
DJEWELL@CUTPA.COM

**ARCHITECT:** MATT DAMICO  
DESIGN COLLECTIVE  
501 EAST PRATT STREET, SUITE 300  
BALTIMORE, MD 21202  
(410) 685-8655  
MDAMICO@DESIGNCOLLECTIVE.COM

**TRAFFIC CONSULTANT:** ANDREW TOPP, PE, PTOE  
MARTIN/ALIX/DU/RYSON, P.C.  
4000 WESTCHASE BLVD, SUITE 530  
RALEIGH, NC 27607  
(919)829-0328  
ANDREW.TOPP@MASTRANS.COM



Project:  
**500 NORTH GREENSBORO**  
Carrboro,  
North Carolina

REZONING

PN: 9778-87-7556  
9778-87-1448  
9778-87-1448  
9778-87-0386

NOT FOR CONSTRUCTION

CUT Job Number: 1112

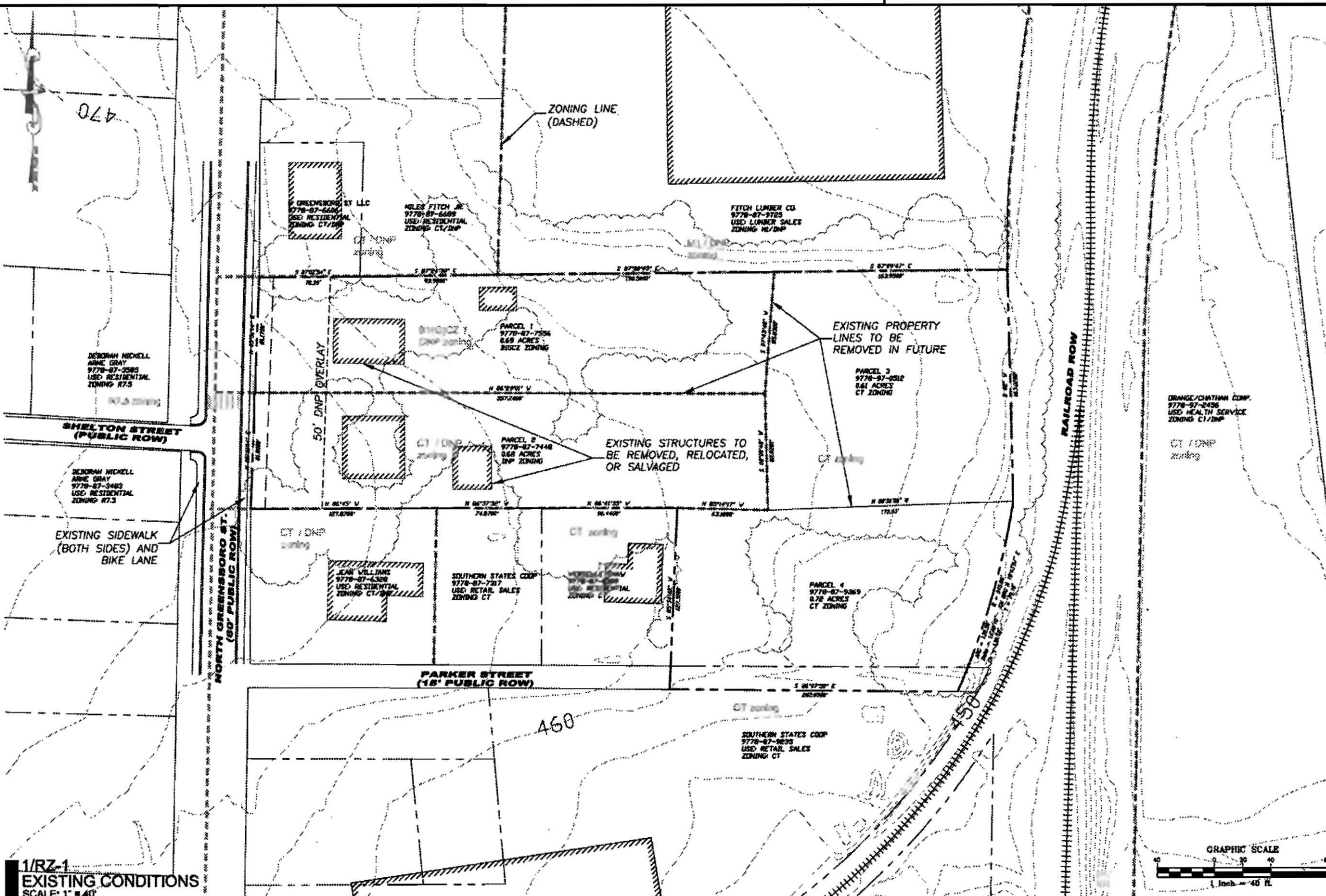
Drawn	SA
Checked	SA
Date	28 MARCH 2011
Revisions	07 APRIL 2011
	08 JUNE 2011
	19 JUNE 2011

Sheet Title

**COVER SHEET  
EXISTING  
CONDITIONS**

Sheet Number

**RZ-1**



## PROJECT DATA

**PROPERTY:** PARCEL 1  
EXISTING ZONING: B1(G)CZ W/ DNP OVERLAY  
PROPOSED ZONING: B-1(G)CZ W/ DNP OVERLAY  
ACREAGE: 0.68 ACRES  
ADDRESS: 500 N. GREENSBORO ST.  
PIN: 9778-87-7556  
OWNER: GREEN EQUITY, LLC

PARCEL 2  
EXISTING ZONING: CT W/ DNP OVERLAY  
PROPOSED ZONING: B-1(G)CZ W/ DNP OVERLAY  
ACREAGE: 0.67 ACRES  
ADDRESS: 402 N. GREENSBORO ST.  
PIN: 9778-87-1448  
OWNER: DAVID AND KAREN JESSEE

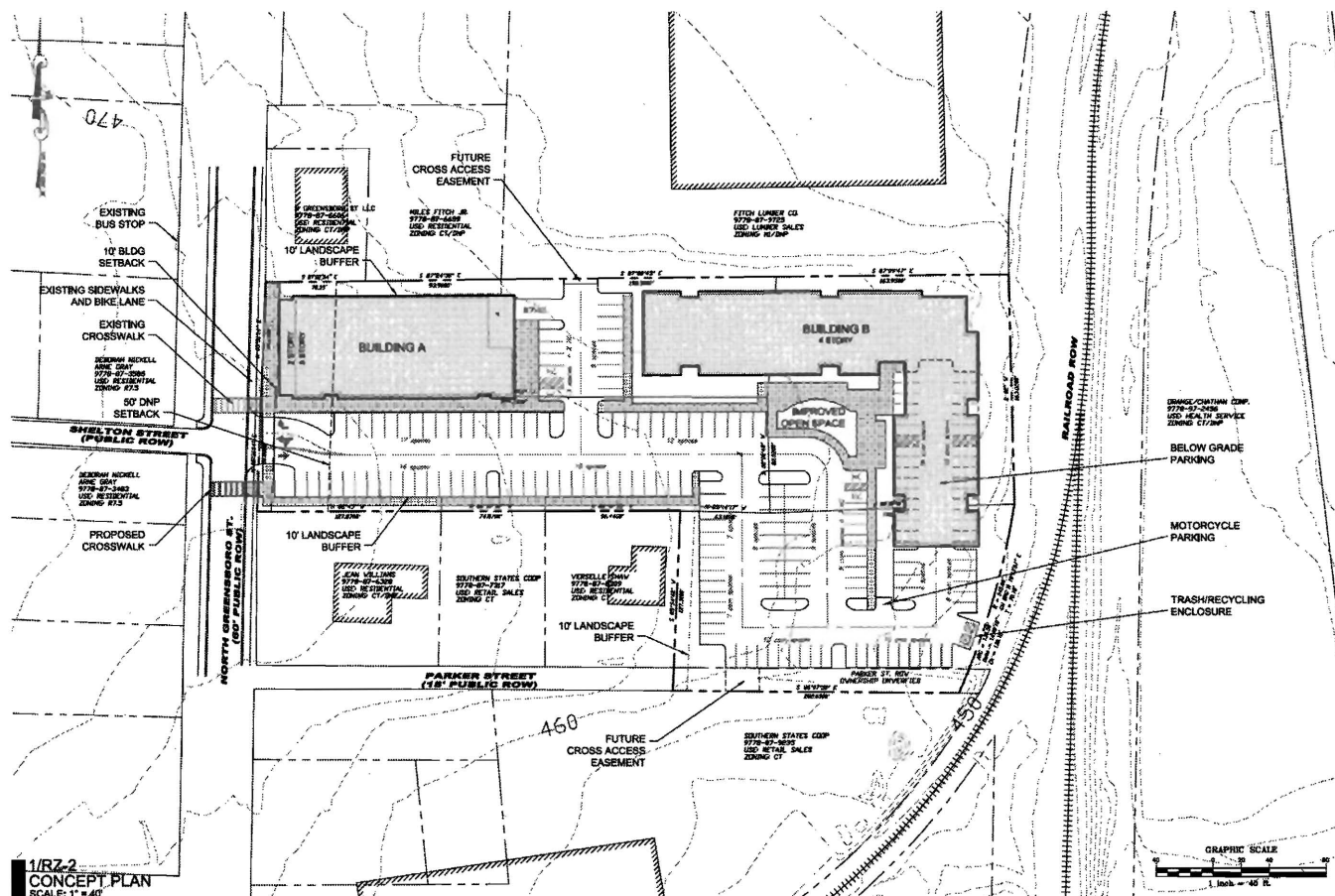
PARCEL 3  
EXISTING ZONING: CT ZONING  
PROPOSED ZONING: B-1(G)CZ  
ACREAGE: 0.61 ACRES  
PIN: 9778-87-0512  
OWNER: DAVID AND KAREN JESSEE

PARCEL 4  
EXISTING ZONING: CT ZONING  
PROPOSED ZONING: B-1(G)CZ  
ACREAGE: 0.72 ACRES  
PIN: 9778-87-9369  
OWNER: DAVID AND KAREN JESSEE

## SHEETS

RZ-1 COVER SHEET / EXISTING CONDITIONS  
RZ-2 CONCEPT PLAN





## DEVELOPMENT PROGRAM

TOTAL GROSS LAND AREA: (BY ORANGE COUNTY GIS): 2.69 ACRES

PROPOSED RESIDENTIAL AND NON-RESIDENTIAL USES:  
(TAKEN FROM TOWN OF CARRBORO, LAND USE ORDINANCE, 15-148 TABLE OF PERMITTED USES)

- 1.3312 MULTI FAMILY APARTMENTS (MAX. 20% W/ 3 BDRM)
- 1.430 ADULT CARE HOME
- 1.440 ADULT CARE HOME
- 1.450 CHILD CARE HOME
- 1.460 CHILD CARE HOME
- 1.470 MATERNITY HOME
- 2.11 SALES & RENTAL NO OUTSIDE STORAGE HIGH-VOL
- 2.12 SALES & RENTAL NO OUTSIDE STORAGE LOW-VOL
- 2.13 WHOLESALE SALES/ NO OUTSIDE STORAGE
- 2.21 SALES & RENTAL WITH OUTSIDE DISPLAY/HIGH-VOL
- 2.22 SALES & RENTAL WITH OUTSIDE DISPLAY/LOW-VOL
- 2.23 WHOLESALE SALES/ WITH OUTSIDE DISPLAY
- 3.11 OFFICE SERVING CLIENTS ON PREMISES
- 3.12 OFFICE ATTRACTING LITTLE OR NO CLIENT TRAFFIC
- 3.13 MEDICAL OFFICES < 10,000 SQ. FT.
- 3.15 COPY CENTERS/PRINTING OPERATIONS
- 3.26 ATM FREESTANDING
- 5.31 LIBRARIES, CULTURAL CENTERS IN RES. BLDG. < 3,500 SF.
- 5.32 LIBRARIES, CULTURAL CENTERS IN ANY OTHER BLDG.
- 6.14 COMMUNITY CTR.(PUBLIC/ NON-PROFIT)
- 6.1 RESTAURANTS, BARS, NIGHT CLUBS INSIDE SERVICE
- 6.2 RESTAURANTS, BARS, NIGHT CLUBS OUTSIDE SERVICE
- 6.5 RESTAURANTS, CARRY OUT SERVICE
- 8.8 RESTAURANTS, FOOD DELIVERY
- 15.22 TOWN-OWNED FACILITIES AND SERVICES
- 27 COMBINATION USES

BUILDING A:	2-3 STORIES	
	NON-RESIDENTIAL	12,000 SF
BUILDING B:	4 STORIES	
	NON-RESIDENTIAL	12,000 SF
PROPOSED TOTALS:	NON-RESIDENTIAL USE:	12,000 SF
	DENSITY:	114 UNITS MAX. 42.4 UNITS/ACRE

REQUIRED PARKING:	NON-RESIDENTIAL USE:	CODE PER SF	= 40 SPACES
	RESIDENTIAL:	CODE PER UNIT	= 204 SPACES
PARKING REDUCTION:	1.2 REDUCTION RATIO FOR JOINT USE		(-41 SPACES)
	BIKE RACK REDUCTION FOR 1 SPACE		(-10 SPACES)
MOTORCYCLE PAD (5%)	TOTAL REDUCTION		(-62 SPACES)

REQUIRED PARKING SPACES: 244 - 62 = 182 SPACES REQUIRED

PROPOSED PARKING:  
COMPACT SPACES: 72 SPACES (INCL. 30 COVERED IN GARAGE = 40.7%)  
REGULAR SPACES: 105 SPACES  
TOTAL: 177 PARKING SPACES

PROPOSED BUILDING HEIGHT:  
BUILDING A: 2 & 3 STORIES  
BUILDING B: 4 STORIES

Coulter  
Jewell  
Thames  
INC.



Belmont Sayre  
DESIGN COLLECTIVE

Project:  
500 NORTH  
GREENSBORO  
Carrboro,  
North Carolina

REZONING  
PIN: 9776-67-7556  
9776-67-7548  
9776-67-7512  
9776-67-5086

NOT FOR CONSTRUCTION

CUT Job Number: 1112

Drawn: JCN  
Checked: JCN  
Date: 29 MARCH 2011  
Revised: 07 APRIL 2011  
08 JUNE 2011

Sheet Title:  
CONCEPT  
PLAN

Sheet Number:  
RZ-2



## TOWN OF CARRBORO

NORTH CAROLINA

## MEMORANDUM

## PLANNING DEPARTMENT

DELIVERED VIA: ☐ HAND ☐ MAIL ☐ FAX ☒ EMAIL

**To:** Steve Stewart, Town Manager  
Mayor and Board of Aldermen

**From:** Patricia J. McGuire, Planning Director

**Date:** June 10, 2011

**Subject:** Petition to rezone four properties at and near 500 N. Greensboro Street from B-1(g)-CZ and CT to B-1(g)-CZ

This memo provides a description of the properties involved in this request, an overview of applicable Land Use regulations, and a discussion of the manner in which the proposed development supports adopted policies or plans. The memo also presents the petitioner's proposed conditions and exhibit, traffic impact information, and staff comments/recommendations on the rezoning request.

**Description of the area**

The four properties included in this rezoning request total approximately 2.49 acres and are located on the east side of N. Greensboro Street in the vicinity of its intersection with Shelton Street. An aerial photo showing the vicinity is attached. One lot has frontage on the Parker Street right of way and one has no public street frontage. Single-story, frame residential buildings, single-story frame accessory buildings, and gravel driveways are found on two of the four lots. The zoning and use of these and adjacent properties are summarized in the table below.

Address	Tax map	Zoning	Activity	Use
404 N. Greensboro	7.93.A.6	CT	Frame residence/accessory	Single family residence, 1.110
406 N. Greensboro	7.93.A.5	CT	Vacant	-
500 N. Greensboro		B-1(g)-CZ	Frame residence/accessory	Single family, residence, 1.110

Address	Tax map	Zoning	Activity	Use
<u>113 Parker Street</u>	7.93.A.9	CT	Vacant	-
502 N. Greensboro	7.93.A.3	CT	Frame residence	Single family, 1.110
502A N. Greensboro	7.93.A.2	M-1	Fitch Lumber	Processing, 4.100; Retail, 2.200, 2.300
502B N. Greensboro	7.93.A.3A	CT	Driveway to Fitch Lumber	" "

\*Subject properties are indicated by underlined text.

### **Land Use Ordinance Provisions**

Article IX of the Land Use Ordinance. This article presents definitions of each zoning district in Town and includes information on the purpose and essential characteristics of each district. The definitions relevant to a rezoning from CT to B-1(g) CZ are summarized below:

*CT – (Corporate Town).* A district designed to create a visually attractive commercial use district with flexible space. Height and setback provisions are specified. The continued use of existing residential dwelling units along North Greensboro Street is encouraged.

*B-1(g) – Conditional (General Business- conditional).* Petitions for rezoning to a conditional zoning district must be initiated by a property owner and must include a list of conditions that will limit uses or manner in which a property may be developed. The B-1(g)-CZ, one of two conditional zoning districts provided for in the LUO, is based on the B-1(g). That district is designed to accommodate a broad range of commercial uses. Due to the proximity to residential neighborhoods, nighttime uses are limited and other restrictions are anticipated to prevent unreasonable disruptions to the peace and quiet of nearby residential areas.

Carrboro Land Use Ordinance. Section 15-141.4 spells out five principal elements/requirements of conditional zoning districts:

1. The section allows approval of conditional zoning districts such that properties are governed by applicable regulations as modified by conditions and restrictions imposed as part of the legislative decision creating the districts. Two types are currently possible in Carrboro; the B-2-CZ and the B-1(g)-CZ. *This request seeks approval of a B-1(g)-CZ district.*
2. Conditional zoning may be applied only in response to a petition signed by all owners of property to be included in a district. *All owners have signed the petition seeking this zoning classification.*
3. The uses permissible within a conditional use district and applicable regulations shall be those applicable to a general use district, except as limited by conditions. *The uses proposed for the properties are permissible. To the maximum extent possible with*

*regard to the level of detail of information included with the petition for conditional rezoning, staff has sought to assess whether the regulations applicable to property within such a district can be met. Any comments or observations related to this point are noted later in this report.*

4. The application, when submitted, for a conditional zoning district, shall include a list of proposed conditions (e.g. written statements, graphic illustrations, or any combination thereof) to be incorporated into the ordinance that rezones the property. The list may be modified by staff, advisory boards or the Board of Aldermen as the application is processed. Only those conditions mutually approved by the applicant and the Board of Aldermen may be incorporated into the conditional district. Conditions and site-specific standards shall be limited to i) those that are needed in order for the development and use of the site to comply with the Land Use Ordinance or applicable plans and ii) those that address impacts reasonably expected to be generated by the development or use of the site. *The text amendment request that accompanied this rezoning petition seeks a change to Section 15-141.4 to allow the Board of Aldermen to grant additional residential density in B-1(g)-CZ districts. If that amendment is approved, that one deviation from an ordinance standard may be approved. It is not possible for any conditions to be attached to the rezoning that would otherwise predetermine compliance with an ordinance section or grant a deviation from an ordinance requirement. The petitioner has proposed eight conditions (part of Attachment C). A discussion of the proposed conditions is provided below.*
5. Uses shall require the issuance of the same type of permit that the use in a corresponding general use district would ordinarily require. *The proposed use of the site would require issuance of a conditional use permit.*

**Section 15-146 – Table of Permissible Uses.** Permitted uses in the existing CT zone include a range of commercial and residential activities, and civic, community, recreational, and utility uses. New commercial opportunities are associated with the B-1(g) zoning district, such as restaurants, motor vehicle-related uses, veterinarians and open air markets and horticultural sales.

General Use Category	Number of Uses Permitted in CT District	Number of Uses Permitted in Business (B-1(g)) District	Change in Uses Permitted
Residential (1.000)	23	22	- 1
Sales and Rental of Goods (2.000)	7	7*	0
Office, Clerical, Research (3.000)	6	5*	-1
Manufacturing, Processing, Creating (4.000)	1	1	0
Educational, Cultural, Religious, Philanthropic, Social (5.000)	6	7	+ 1
Recreation (6.000)	8	8	0
Institutional residence or care (7.000)	3	3	0
Restaurant, Bar, Nightclub (8.000)	0	5	+ 5
Motor vehicle-related (9.000)	0	2	+2
Storage and parking (10.000)	1	1	0
Related to animals (12.000)	0	1	+1
Emergency Services (13.000)	4	4	0
Agricultural, Silvicultural, Mining,	0	0	0

General Use Category	Number of Uses Permitted in CT District	Number of Uses Permitted in Business (B-1(g)) District	Change in Uses Permitted
Quarrying (14.000)			
Public/Semi-public Utility Facilities (15.000)	4	7	+3
Dry cleaner, Laundromat (16.000)	1	1	0
Utility Facilities (17.000)	3	2	-1
Towers and Related Structures (18.000)	3	3	0
Open Air Markets, Horticultural Sales (19.000)	2	4	+2
Cemetery (21.000)	1	1	0
Day Care (22.000)	4	4	0
Temporary Structure or Parking (23.000)	1	1	0
Bus station (24.000)	1	1	0
Subdivisions (26.000)	2	2	0
Combination Uses (27.000)	1	1	0
Special Events (29.000)	1	1	0
Temporary Lodging (34.000)	2	1	-1

\*uses discussed during rezoning of 500 N. Greensboro Street in April 2010

The summary above illustrates that the general use CT zone in existence presently, and the general use B-1(g) district, upon which the B-1(g)-CZ district is based are fairly similar, though fourteen additional uses are allowed in the B-1(g)-CZ. Of those, the petitioner has indicated on the concept plan that the following uses are intended for the site:

Use classification	Description	Concept plan
1.331	Multi-family apartments (max 20 percent >3 BR)	114 units (approximately 108,240 SF)
2.11, 2.12, 2.13	Sales and rental of goods (no outside storage/high and low volume, wholesales sales)	12,000 SF in non-residential uses
2.21, 2.22, 2.23	Sales and rental of goods (with outside display/high and low volume and wholesale sales)	
3.11, 3.12, 3.13, 3.15	Office (serving clients on premises, little or no client traffic, medical offices < 10,000 SF, copy centers/printing operations)	
3.25	ATM Freestanding	
5.31, 5.32	Libraries cultural centers (in existing residential buildings < 3,500 SF and in any other building)	
6.14	Community center (Public/non-profit)	
8.1, 8.2, 8.5, 8.6	Restaurants, bars, nightclubs (inside service, outside service, carry out service, food delivery)	
27.00	Combination uses	

Article XII. Density and Dimensional Regulations. The density and dimensional requirements illustrate the differences between the CT and B-1(g) zoning districts, and the potential impacts of development on adjacent properties. These requirements are presented below.

	<b>Existing Zoning – CT</b>	<b>Requested Zoning – B-1(g)-CZ</b>
<b>Density</b>	7,500 per dwelling unit 14 units permitted	3,000 per dwelling unit 36 units permitted; 114 requested in conjunction with the LUO amendment to allow additional residential density where a project contributes to vibrant and successful community
<b>Height</b>	3 stories	3-5 stories, depending on r/w; stepbacks or architectural treatment needed
<b>Setbacks</b>	0 r/w; 0 lot boundary	0 r/w; 0 lot boundary

An LUO text amendment request was submitted in connection with the rezoning petition for this project. The Board of Aldermen directed staff to prepare an ordinance in response to the request and a public hearing set for the same date, June 14, 2011, to consider adoption of the amendment. Per the stated reasons supporting the amendment, the draft ordinance, if adopted, would provide for a B-1(g)-CZ district to include a condition that allowed residential density beyond that otherwise available in the B-1(g) general use zone so long as the rezoning also includes conditions for the inclusion of site and building elements that create a more successful and vibrant community. Site and building elements that would accomplish this are provided as examples; conditions that provided for the inclusion of some or all of these, or similar, substitute elements would be expected in order for a B-1(g)-CZ district to be approved with more residential density than is otherwise allowed in the general use, B-1(g) district. Further information on this is provided in the agenda item on this amendment.

The lot is also located within the DNP overlay district. That portion of the lot which lies within the DNP buffer area is subject to the façade length, building separation, height limitations and design requirements of Section 15-185.1.

Section 15-322(a) requires that any proposed amendments shall be referred to the planning board and may be referred to the other advisory boards. *This amendment request and rezoning petition were referred to the Planning Board, Environmental Advisory Board, Economic Sustainability Commission, Appearance Commission, and Transportation Advisory Board.*

Section 15-324 – see comments below.

Section 15-325 notes that the ultimate issue before the Board of Aldermen is whether the proposed amendment advances the public health, safety, or welfare; all other issues are irrelevant. When considering minor map amendments, such as this one, the Board is to consider the impact of the proposed change on the public at large. Since the petition seeks approval of conditional zoning, the Board of Aldermen may consider particular representations of uses on the property.

### **Support for Adopted Plans and Policies**

Section 15-324 requires that Board action on map and text amendments include (prior to acting on the amendment itself) adoption of a statement describing whether the action is or is not consistent with the "Land Use Plan, Thoroughfare Plan 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." Excerpts of pertinent, adopted policy or plans are provided below. *Italic text summarizing the requested rezoning action's consistency with each is provided.*

Carrboro Vision2020. Notable Carrboro Vision2020 policies include:

2.42 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.

*Two of the properties in this request are located along N. Greensboro Street at the Shelton Street intersection. These lots are developed with single-family residential buildings set back approximately 55 feet from the street right-of-way and surrounded by lawns. Individual driveways serve each lot. The concept plan submitted in support of the rezoning petition shows the property frontage along N. Greensboro Street developed with a 73-foot wide commercial/residential building located at the edge of a 10-foot wide sidewalk, a 60-foot wide vehicle accommodation area, and sidewalks serving the interior of the property. This building is proposed to be primarily three stories in height with commercial storefronts on the first floor. Unshielded parking is proposed along the driveway entrance; this appears to be in conflict with architectural standards for downtown development.*

*This site plan deviates substantially from the existing situation, from that on adjacent lots, and that anticipated during the rezoning in 2010, in which one of the single-family residential buildings, or a similar, would be relocated onto the northernmost lot and a driveway entrance and front yard maintained along the street frontage. The language in the CT zoning district definition calling for continued use of residential structures along N. Greensboro Street supports this policy; the concept plan for this development does not.*

3.1 In the interest of environmental preservation, new commercial development must minimize negative environmental impact, it must emphasize appropriate buffers, and it must not compromise the integrity of established neighborhoods.

*Residential structures whose configuration match those of the existing residential structures at 404 N. Greensboro Street and 500 N. Greensboro Street show up on the 1938 US Department of Agriculture aerial photo. The building at 404 N. Greensboro is one of the 150 historic properties inventoried as being 50 years or older in 1979, though it was not among the 75 structures described in Carrboro, N.C.: An Architectural and Historical Inventory, published in 1982. Accessory buildings are associated with both residences. The three conditional rezonings that have been approved to date have all involved properties on which historic, residential structures were located; in two cases, conditions have required the continuing use and preservation of the structures. The Shelton Station concept plan notes that all buildings are to be removed, relocated, or salvaged. The petitioner has offered the following condition:*

*"All structures currently on the property shall be offered for relocation prior to beginning construction."*

*The style and intensity of the development proposed along N. Greensboro Street does not seem consistent with this policy's interest in supporting and maintaining the integrity of the established residential neighborhood on the west side of N. Greensboro Street.*

3.21 The town should develop a plan to govern the continuing development of downtown. Toward this end, the town should adopt the following goals:

- To double commercial square footage in the downtown from that existing in the year 2000.
- To accommodate additional square footage by building up, not out.
- To increase the density of commercial property in the downtown area.
- To improve the downtown infrastructure (e.g. parking facilities, sidewalks, lighting, shading) to meet the needs of the community.
- To develop transit and traffic initiatives which enhance the viability of downtown.

*Only 10 percent of the building square footage in the project's concept plan is proposed for non-residential purposes. The conceptual layout for the development of only the lot at 500 N. Greensboro Street in 2010 proposed over 10,000 square feet of commercial space, so the minimal additional commercial/business development accrues from the development concept included with this rezoning petition. Commercially zoned property makes up approximately 6 percent of the Town's jurisdiction and is thus in very short supply. While residential development on its own or as part of mixed use projects can be beneficial to the success of commercial activities, and the vibrancy of a community center, the opportunity cost of using these properties for primarily residential purposes does not seem in keeping with this policy to double commercial square footage and must be seriously considered.*

3.28 Carrboro encourages a variety of appropriate residential developments – single-family, multi-family, SROs, et cetera – in the downtown especially as part of mixed-use developments. *This project would add a new type of housing unit to the downtown, multi-family apartments and the proposed development does include non-residential uses as well. The number of residents living within walking distance of downtown would increase.*

3.63 The town should encourage the development of underutilized property in the downtown area. *The properties included in this rezoning request have remained in primarily residential use, or remained vacant for the 25+ years since the comprehensive downtown commercial rezoning occurred in 1986.*

6.11 Town policy should accommodate a variety of housing styles, sizes, and pricing. It should also address issues of density, funding, and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.

*The project involves a change in zoning to allow greater building intensity and also seeks approval of a text amendment that would allow for an increase in residential density. The proposed land use is primarily non-detached residential; limited non-residential square footage is included. Though decreasing slightly each decade, rental housing constitutes approximately 62 percent of the residential units in the Town of Carrboro. Rental apartments make up half of those units.*



- 6.18 A minimum of 15 percent of the residential units in any residential development should meet the affordability criteria specified in Section 15-182.4 of the Carrboro Land Use Ordinance. The petitioner has offered the following condition:

*The petitioner has indicated that the units are to be offered for rent, with 15 percent offered at a rent that does not exceed 80 percent of the median family income. The Land Use Ordinance includes a similar criterion for pricing of rental and purchased units. In reviewing the current proposal, staff has examined estimated rents per the LUO provision, and finds that some adjustment is needed for pricing of affordable rental units to match the needs of expected occupants. Staff proposes that this adjustment be included with other text amendments that are in the queue and offers below alternative language for the petitioner's proposed condition.*

Downtown Carrboro: New Vision. This and other CT properties north of the railroad spur serving Fitch Lumber do not appear to be included in the maps and recommendations covered by the downtown visioning charette in 2001.

Town of Carrboro Comprehensive Bicycle Transportation Plan: This plan, adopted on March 24, 2009 shows the existing bike lanes on N. Greensboro on the Bicycle Network Map and identifies desired improvements, including additional bike lanes along the entirety of N. Greensboro to its intersection with Weaver Street. The substitution of bike lanes for a turn lane on N. Greensboro would not be consistent with this plan.

### **Traffic Impacts**

The petitioner has provided a traffic impact analysis for the development program shown on the conceptual plan, the summary of which is attached to this memo. Staff has been communicating with the traffic engineer for this analysis regarding some questions, has discussed the information with staff of the District Engineer's office, and has requested formal comments on the information as well. The communication regarding the traffic information relates to four areas, as noted below:

- 1) Residential trip generation rates – seem low compared to other projects. See explanation in staff review memo of Traffic Impact Analysis, Part 1 and project traffic engineer's reply (attached).
- 2) Level of service at the site – under the build condition, the site exit lanes will function at LOS F in the PM peak hour at the time the project is occupied. LOS F in this instance means control delays above 50 seconds per vehicle. This level of service raises significant public safety concerns as the delays associated with this level of service may result in drivers choosing less than optimal times or methods for leaving the site.
- 3) Left turns at the site access – under the build condition, sixteen vehicles are estimated to turn left into the site during the PM peak hour while 741 vehicles are otherwise travelling north and 589 south. Due to the likelihood that these vehicles will cause a potentially lengthy queue as southbound vehicles wait behind those seeking to turn; staff has suggested there may be a need for a turn lane or other mitigation. This type of decision involves the driveway-permit issuing authority of the NCDOT District Engineer. Communication between Town staff and the project traffic engineer has indicated that it appears that a turn lane could be installed, though it would involve loss of the bike lanes in this location.

- 4) Additional street connections – Based on advisory board and Board of Aldermen review in past years, the possible need for a connection (via an at/above/below-grade crossing of the railroad right-of-way) from N. Greensboro Street to Lloyd Street has been discussed. Though a crossing that aligns with Shelton Street has not been raised in past discussions, the opportunities for any crossing have diminished with each development project approved near the railroad right-of-way. A feasibility study, in conjunction with further evaluation of a development project on this site, has been suggested.

### **Conditions and Staff Assessment**

The petitioner has proposed the following eight conditions. Staff comments and recommendations follow.

#### **Petitioners' Proposed Conditions**

- 1) The height of the building closest to North Greensboro Street shall not exceed 3 stories, with the exception that the portion of the building within the DNP Overlay shall conform to the requirements of that portion of that District.
- 2) Driveway access to the parcel shall be aligned with Shelton Street.
- 3) The minimum required parking shall be 10% less than the minimum number of spaces required by the Ordinance for the proposed uses.
- 4) All structures currently located on the property shall be offered for relocation prior to beginning construction.
- 5) A minimum of 15% of the residential units shall be affordable, defined as rent that does not exceed 80% of median family income as issued by HUD for a family of a specific size within the MSA where the Town of Carrboro is located.
- 6) The following site and building elements or equivalent will be incorporated into the development in accordance with Section 15□141.4 (f):
  - a) Provision for covered bike parking sufficient to provide a minimum of one (1) space per every 4 residential units. (Multimodal Transportation)
  - b) Inclusion of a minimum of one (1) onsite plug in for electric vehicle charging. (Energy Conservation)
  - c) Use of Energy Saving features, including but not limited to: (Energy Conservation)
    - i. Use of shading devices and/or high performance glass for minimizing heating and cooling loads
    - ii. Insulation beyond minimum standards
    - iii. Use of energy efficient motors/HVAC
    - iv. Use of energy efficient lighting
    - v. Use of energy efficient appliances
  - d) Inclusion of rainwater harvesting techniques for non-potable reuse (Water Conservation)
  - e) Inclusion of roof covering that reflect heat or reduce storm water (Heat Island Mitigation/ Water Conservation )
- 7) Possible land uses will be limited to those listed on the Concept Plan labeled "500 North Greensboro, RZ-2" dated June 10, 2011 subject to the determination that adequate parking has been provided for the overall project.
- 8) The property will be developed substantially in accordance with the attached Concept Plan labeled "500 North Greensboro, RZ-1& RZ-2" dated June 10, 2011.

Staff Comments and Recommended Conditions

Staff has reviewed the materials submitted as proposed conditions and exhibits and offers the following comments on the benefits and limitations of the development proposal that accompanies the request for rezoning.

New development on underutilized parcels of land in Carrboro's downtown involves several benefits. Such activity can build the Town's tax base and increase local tax revenues. This project seeks to add many residential units to the downtown, placing many new residents within walking distance of businesses and other downtown activities. A variety of new commercial activities are proposed in 12,000 square feet of the project, providing commercial tax base, business options/location for new and existing residents, and new employment opportunities.

Limitations are apparent in the development proposal as well. Traffic impacts estimated for the project are striking; traffic leaving the site in the morning or afternoon will be subject to significant delays. Long queues can be expected for vehicle traffic travelling south on N. Greensboro in the afternoons. This project is almost entirely residential and in that regard does not further the goal of doubling commercial square footage in the downtown. The scale and massing of the new building directly behind the sidewalk on N. Greensboro is not in keeping with the existing character, nor does it appear to be in keeping with the character expected by the existing zoning.

On balance, the limitations argue against the zoning map amendment for the proposed development and consequently the staff recommendation is not in support of approving the requested change. The limitations are inherent in the size and scope of the project. It may be noted that concerns associated with the scale and placement of the front building could be allayed with changes to the conceptual plan that presented a smaller building or buildings that in placement, scale and style would be in keeping with the existing residential structures on this site and along the street.

Action Options

The Board of Aldermen could find that the limitations of the proposed development as presently designed do not advance the public interest and either request additional time/information or choose to deny the request for a zoning map amendment.

Should the Board of Aldermen find that these limitations are outweighed by benefits that might otherwise result from this project and wish to support the rezoning request, staff would strongly urge delay of a decision until the Town receives confirmation from NCDOT regarding the need for any mitigation of the queues that are projected in the traffic impact analysis for southbound traffic during the PM peak. Staff notes that it is not clear whether a

turn lane could be provided in this location; at a minimum, within the existing right-of-way, it would result in removal of the bicycle lanes.

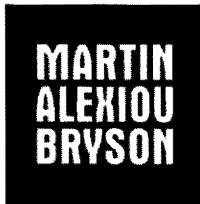
If the Board of Aldermen wishes to proceed with acting on and approving the requested rezoning at this time, staff has identified the following conditions for attachment to this action. Underlined conditions (numbered 1 through 4 below) have been agreed to by the petitioner and are included in the attached draft ordinance. This list does not include the applicant's proposed conditions numbered 1, 3, 5 and 6 (above). Additional conditions recommended by staff are numbered 6 through 8.

1. Driveway access to the parcel shall be aligned with Shelton Street;
2. All structures currently located on the property shall be offered for relocation prior to beginning construction.
3. Possible land uses will be limited to those listed on the Concept Plan labeled "500 North Greensboro, RZ-2" dated June 10, 2011 subject to the determination that adequate parking has been provided for the overall project.
4. The property will be developed substantially in accordance with the attached Concept Plan labeled "500 North Greensboro, RZ-1 & RZ-2" dated June 10, 2011.
5. A minimum of 15 percent of the residential units shall be affordable consistent with the definition and term of maintenance of affordability found in Section 15-182.4 of the Land Use Ordinance at the time a conditional use permit for the development is obtained.
6. Solar shading impacts along the northern property line shall be mitigated as if it were a street right-of-way, per Section 15-178(a) (3).
7. Bedroom/bathroom ratio shall be less than 1:1 for any residential units consisting of three or more bedrooms.
8. Parking configuration along the Parker Street right-of-way/southern property boundary will allow for secondary emergency vehicle access to/from the site.

Staff encourages additional conditions such that one item from each of the seven building and site elements be selected and included as conditions. The Board may wish to consider the items noted in the petitioners' proposed condition number 6.



Rezoning request for four properties at and near 500 N. Greensboro Street. Aerial view, looking west.



Martin/Alexiou/Bryson, PC  
 Transportation Planning  
 Traffic Engineering, C-3496

## MEMORANDUM

**To:** Trish McGuire, Town of Carrboro  
**From:** Andrew Topp, PE, PTOE, Martin/Alexiou/Bryson, PC  
**Date:** March 28, 2011  
**Subject:** 500 North Greensboro Street Development Traffic Assessment– Carrboro, NC

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### Background

There are plans to develop four parcels on the eastern side of North Greensboro Street, just across from Shelton Street in Carrboro, NC. Currently, two houses occupy two of the four parcels to be developed. The development is proposed to consist of a 114-unit mid-rise apartment building and 12,000 square feet of neighborhood retail space, with a target opening date during 2012. This memo analyzes the potential traffic impact of the proposed development on the adjacent roadways.

Vehicular access to the development is proposed via one full access along North Greensboro Street, directly across from Shelton Street, resulting in a future four-leg intersection. The following intersections were included in the study area and were analyzed for existing and future conditions, where applicable:

- North Greensboro Street (SR 1772) and Weaver Street – signalized
- North Greensboro Street (SR 1772) and Estes Drive Extension (SR 1780) – signalized
- North Greensboro Street (SR 1772) and Shelton Street/Site Access – unsignalized

Analysis was performed under three scenarios: Existing (2011), No-Build (2012) and Build (2012). The Existing (2011) scenario includes AM and PM peak hour analysis based on turning movement count data collected in March 2011. In addition to counting vehicular traffic at each study intersection location, pedestrian and bicycle traffic was also included in the data collection and analysis. Sidewalks and a striped bicycle lane are currently present along both sides of North Greensboro Street within the study area. Additionally, there are bus stops along North Greensboro Street that are served by Chapel Hill Transit multiple times a day. The No-Build (2012) scenario includes existing traffic with four approved developments and projected background growth. The Build (2012) scenario includes No-Build (2012) volumes with the addition of site trips generated by the proposed development.

The North Greensboro Street and Weaver Street intersection turning movement count was partially impacted due to the ongoing Weaver Street Reconstruction project in the area. The eastbound lane of the eastern leg along Weaver Street was closed for some time during the data collection, and therefore, no movements were able to access this approach. Additionally, the southbound North Greensboro Street approach was coned off so that the southbound left-turn lane was utilized as the northbound movement of this approach. The turn restrictions only affected a portion of the PM turning movement count. Therefore, the PM peak hour count was manually adjusted so that the entire hour reflected the portion of the count when all movements were allowed.

Figure 4 illustrating the existing AM and PM peak hour turning movement counts is contained in Appendix A and the raw count files are contained in Appendix B.

## Analysis

### *Existing (2011) Conditions*

Existing analyses were conducted based on current roadway geometrics and intersection turning movement counts. As reported in the Summary Level of Service (LOS) table on page 5, all of the study area intersections are operating at acceptable levels of service during both the AM and PM peak hours. Both signalized intersections are currently operating at LOS B in the AM peak hour and LOS C in the PM peak hour, while the eastbound stop-controlled Shelton Street approach at North Greensboro Street is currently operating at LOS B in the AM peak hour and LOS C in the PM peak hour.

### *No-Build (2012) Conditions*

In the No-Build (2012) conditions, an annual growth rate of one percent (1%) was applied to the study area roadways based on information extracted from the Triangle Regional Travel Demand Model (Table 1 in Appendix A). At the request of the Town, site traffic resulting from four approved developments was also included in the No-Build (2012) analysis. They are:

- 300 East Main Mixed-Use Development
  - A TIA for this mixed-use development was performed by Martin/Alexiou/Bryson PC (M/A/B) in August 2005 and has gone through many iterations. Subsequent analysis and documentation was completed in January 2006, March 2007 and December 2007 due to revised land uses and additional scenarios. The latest analysis shows Phase 1 of the proposed development consisting of 22,400 square feet of general office space, 6,700 square feet of retail space, 3,700 square feet of specialty retail space and 16,000 square feet of high-turnover sit-down restaurant space. For the purposes of this analysis, site trips from the full build out of Phase 1 were assumed to be built and occupied by 2012. The trips were distributed to the roadway network in accordance with the existing turning movement counts and land uses. Figure E-1 in Appendix E depicts the assigned trips.
- The Alberta Mixed-Use Development
  - No TIA was performed for this mixed-use development. Based on email correspondence with the Town, this development is to have 27 condominium dwelling units and 6,775 square feet of commercial space. Trip generation was performed based on these land uses and sizes. For the purposes of this analysis, the commercial space was split roughly evenly into office space and retail space. Based on the trip generation, The Alberta is projected to generate 995 daily site trips, 44 AM peak hour site trips (20 entering, 24 exiting) and 92 PM peak hour site trips (27 entering, 45 exiting). Internal capture was conducted based on standard ITE practices and a pass-by rate of 34% was applied to the PM peak hour traffic of the retail portion of the development. The generated trips were distributed to the roadway network in accordance with the existing turning movement counts and land uses. Figure E-2 in Appendix E depicts the assigned trips.
- East Main Street Residential Development
  - A TIA for this development was prepared by Ramey Kemp & Associates in January 2006. According to the TIA, the proposed development is to consist of 70 residential condominium dwelling units. Four scenarios were considered in the TIA,

with the differences being how site trips accessed the site, as well as whether or not the proposed development would share interconnectivity with the adjacent 300 East Main Street Mixed-Use Development. To be conservative, site trips were extracted from Scenario 3, which showed the most site trips traversing the study area roadway network for the proposed 500 N. Greensboro Street development. The site trips were distributed to the roadway network in accordance with the existing turning movement counts and land uses. Figure E-3 in Appendix E depicts the assigned trips.

- Roberson Square Mixed-Use Development
  - A TIA for this development was prepared by Ramey Kemp & Associates in October 2006. According to the TIA, the proposed development is to consist of 11,000 square feet of specialty retail space, 14,000 square feet of general office space and 18 apartment units. The resulting site trips were distributed to the roadway network in accordance with the existing turning movement counts and land uses. Figure E-4 in Appendix E depicts the assigned trips.

To be conservative, 100% of the projected site trips from each of the approved developments was accounted for in the No-Build (2012) conditions, despite what the build year for each of the approved developments may be. This results in an approximate 7% to 8% increase in volume between 2011 and 2012 along North Greensboro Street near the site. The total approved development site trips are in Figure E-5 of Appendix E.

Based on the No-Build (2012) conditions, all of the study area intersections are projected to experience increases in delay; however, none of the levels of service are projected to degrade significantly (from acceptable LOS to unacceptable LOS). The signalized North Greensboro Street and Weaver Street intersection is projected to degrade from LOS B to LOS C in the AM peak hour and from LOS C to LOS D in the PM peak hour, while the signalized North Greensboro Street and Estes Drive Extension is projected to degrade from LOS B to LOS C in the AM peak hour and from LOS C to LOS D in the PM peak hour. Additionally, the eastbound stop-controlled Shelton Street approach along North Greensboro Street is projected to continue operating at LOS B in the AM peak hour while, degrading from LOS C to LOS D in the PM peak hour.

#### *Trip Generation and Assignment*

The proposed development is to consist of 114 mid-rise apartment units and 12,000 square feet of neighborhood retail space. Trip generation was conducted for each land use based on the most appropriate corresponding trip generation codes included in the *ITE Trip Generation Manual, 8<sup>th</sup> Edition* and the suggested method of calculation in the NCDOT's "Rate vs. Equation" spreadsheet.

As a result, the proposed development is projected to generate 987 daily site trips, 46 AM peak hour site trips (18 entering, 28 exiting) and 89 PM peak hour site trips (48 entering, 41 exiting). Internal capture was conducted based on standard ITE practices and a 10% reduction in trips was applied to account for transit, walking and biking in the area. Additionally, a pass-by rate of 34% was applied to the PM peak hour traffic of the neighborhood retail portion of the development. The generated trips were distributed to the roadway network in accordance with the existing turning movement counts and land uses. These calculations are summarized in Table 2 in Appendix A.



*Build (2012) Conditions*

The Build (2012) conditions account for both the No-Build (2012) traffic and the site traffic generated by the proposed development. As shown in the Summary Level of Service table, all of the study area intersections are projected to experience slight increases in delay; however, none of the signalized intersection levels of service are projected to degrade significantly (from acceptable LOS to unacceptable LOS). The signalized North Greensboro Street and Weaver Street intersection is projected to continue operating at LOS C in the AM peak hour (with an increase in delay of 0.3 seconds) and LOS D in the PM peak hour (with an increase in delay of 1.3 seconds), while the signalized North Greensboro Street and Estes Drive Extension is projected to continue operating at LOS C in the AM peak hour (with an increase in delay of 0.1 seconds) and LOS D in the PM peak hour (with an increase in delay of 0.2 seconds). Additionally, the eastbound stop-controlled Shelton Street approach along North Greensboro Street is projected to degrade from LOS B to LOS C in the AM peak hour LOS D to LOS E in the PM peak hour. The newly constructed westbound stop-controlled Site Access approach along North Greensboro Street is projected to operate at LOS C in the AM peak hour and LOS F in the PM peak hour.

All of the analysis figures and tables are included in Appendix A, with the Synchro reports located in Appendix C. Appendix D contains the signal plans at the two signalized intersections, while the figures in Appendix E depict the site traffic attributed to the approved developments.

**Conclusions**

As indicated in the traffic operations analyses, the proposed development is projected to have a minor impact on the adjacent roadways. Therefore, the following roadway improvements are recommended in order to mitigate the effects of the proposed development.

*North Greensboro Street (SR 1772) and Estes Drive Extension (SR 1780)*

The traffic analysis indicates that the intersection is projected to operate at an acceptable level of service in the AM and PM peak hours. Therefore, no improvements are recommended at this location.

*North Greensboro Street (SR 1772) and Weaver Street*

The traffic analysis indicates that the intersection is projected to operate at an acceptable level of service in the AM and PM peak hours. Therefore, no improvements are recommended at this location.

*North Greensboro Street (SR 1772) and Shelton Street/Site Access*

The traffic analysis indicates that the eastbound stop-controlled Shelton Street approach and westbound stop-controlled Site Access approach are projected to operate at an LOS E and LOS F in the PM peak hour, respectively. Synchro analysis indicates that the eastbound stop-controlled Shelton Street approach is projected to have a 95<sup>th</sup>-percentile queue of 4 feet in the AM peak hour and 16 feet in the PM peak hour (equivalent to nearly one car length) while the westbound stop-controlled Site Access approach is projected to have a queue of 7 feet in the AM peak hour and 43 feet in the PM peak hour (equivalent to approximately two car lengths). In addition, the SimTraffic simulation shows the intersection operating acceptably in the future, with minimal queuing on either of the minor-street eastbound and westbound approaches. The volumes on the side street approaches are very low (less than 20 vehicles per hour from Shelton Street and less than 35 vehicles per hour from Site Access) and would not warrant signalization or other mitigation measures. Therefore, the following driveway configuration is recommended at this location:

- Construct the westbound Site Access approach to provide for one ingress lane and two egress lanes – one that is a shared thru/left-turn lane and one that is an exclusive right-turn lane.

Inclusion of a second egress lane out of the site will improve delay slightly for vehicles exiting the site. In addition, measures should be considered to encourage walking, bicycling and taking transit to the site. The sidewalks proposed along the site's frontage and within the site will help accommodate these additional modes.

#### Level of Service Results Summary

Intersection and Approach	Existing (2011)		No-Build (2012)		Build (2012)	
	AM	PM	AM	PM	AM	PM
	LOS	LOS	LOS	LOS	LOS	LOS
<b>N Greensboro Street (SR 1772) and Weaver Street</b>	<b>B</b> <b>(19.3 sec)</b>	<b>C</b> <b>(27.5 sec)</b>	<b>C</b> <b>(29.5 sec)</b>	<b>D</b> <b>(41.6 sec)</b>	<b>C</b> <b>(29.8 sec)</b>	<b>D</b> <b>(42.9 sec)</b>
Eastbound Approach	C	C	D	D	D	D
Westbound Approach	D	D	D	E	D	E
Northbound Approach	C	C	C	D	C	D
Southbound Approach	A	B	C	C	C	C
<b>N Greensboro Street (SR 1772) and Estes Drive Extension (SR 1780)</b>	<b>B</b> <b>(18.7 sec)</b>	<b>C</b> <b>(26.9 sec)</b>	<b>C</b> <b>(33.8 sec)</b>	<b>D</b> <b>(36.7 sec)</b>	<b>C</b> <b>(33.9 sec)</b>	<b>D</b> <b>(36.9 sec)</b>
Eastbound Approach	A	B	C	D	C	D
Westbound Approach	B	C	C	C	C	C
Southbound Approach	D	D	D	D	D	D
<b>N Greensboro Street (SR 1772) and Shelton Street/Site Access</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Eastbound Approach	B	C	B	D	C	E
Westbound Approach	-	-	-	-	C	F

LEGEND: X = Intersection LOS( ##.## sec) = Intersection Delay (seconds/vehicle); X = Approach LOS



## TOWN OF CARRBORO

NORTH CAROLINA

## MEMORANDUM

DELIVERED VIA: ☐ HAND ☐ MAIL ☐ FAX ☒ EMAIL

DATE: May 26, 2011

TO: Patricia McGuire, Town of Carrboro

CC: Jeff Kleaveland, Town of Carrboro  
 Marty Roupe, Town of Carrboro  
 Chuck Edwards, NCDOT  
 DeAngelo Jones, NCDOT

FROM: Jeff Brubaker, Transportation Planner

RE: Review of Traffic Impact Analysis for 500 N. Greensboro St. ("Shelton Station") development proposal

I have reviewed the 500 N. Greensboro St. Development Traffic Assessment ("TIA"), prepared by Martin/Alexiou/Bryson ("MAB") and dated March 28, 2011, and offer the following comments.

### 1. Daily residential trip generation rates

Calculation tables are provided in Appendix A, Table 2. The TIA estimates an ADT of 472 for 114 mid-rise apartment units (ITE land use code 223). This is an average of 4.14 per unit. The TIA should document how the ADT figure was calculated.

*ITE Trip Generation 8* does not provide a weekday formula for mid-rise apartments, only peak hour formulas. The fitted curve formula for weekday trips from the general apartments land use (220) is:

$$T = 6.06(x) + 123.56$$

where x = number of dwelling units

Based on this formula, 114 apartments can be expected to generate 814 weekday trip ends. Based on the average rate (6.65), the estimated weekday trip ends would be 758. Although this comment pertains to daily traffic rather than peak hour calculations, this apparent discrepancy should be addressed with more documentation. If a peak hour factor was used to extrapolate the ADT, then that should be supported with an appropriate justification.

To illustrate the apparent discrepancy, note the trip generation totals the TIA provides for the approved Alberta Development (p. 2). Since no TIA was prepared for this development, MAB estimated its trip generation based on the development

characteristics: 27 condominiums; 6,775 sq. ft. of commercial space. The estimate was 995 daily site trips, with 44 in the AM peak and 92 in the PM peak. This is compared to the daily trip generation of Shelton Station (114 mid-rise apartments, 12,000 sq. ft. of commercial space), which is 987 daily site trips, with 46 in the AM peak and 89 in the PM peak. This suggests that the trip generation potential for these two developments is nearly equal, even though there are 4.2 times more residential dwelling units and 1.8 times more commercial space included in Shelton Station.

Again, this comment deals with daily trips, rather than peak hour trips. However, an accurate estimate of overall trip generation is important to projecting future traffic volumes.

## 2. Level of service at site access

The results of a capacity analysis are presented on p. 5. The TIA found that, in the Build (2012) scenario, the new westbound site access approach would have LOS F in the PM peak. Nonetheless, the TIA states that the intersection would operate acceptably according to a SimTraffic simulation. According to Appendix C (Build 2012 PM), the WB left/thru lane would operate at LOS F, with an approach delay of 92 seconds and a control delay of 144 seconds.

According to NCDOT's *Policy On Street And Driveway Access to North Carolina Highways* (2003), pp. 21-22,

The applicant shall be required to identify mitigation improvements to the roadway network if at least one of the following conditions exists when comparing base network conditions to project conditions:

- the total average delay at an intersection or individual approach increases by 25% or greater, while maintaining the same level of service,
- the Level of Service degrades by at least one level,
- or Level of Service is "F."

For turning lanes, mitigation improvements shall be identified when the analysis indicates that the 95<sup>th</sup>-percentile queue exceeds the storage capacity of the existing lane.

It seems that at least one condition (if not all three conditions) is met by the development's project traffic at the Greensboro-Shelton intersection.

- The EB1 approach delay increases from 27.7 to 45.4 seconds, a 64% increase. The WB1 approach delay is 91.8 seconds and WB2 approach delay is 15.4 seconds. There currently is no WB approach in the existing conditions (Appendix C).
- The AM and PM peak LOS degrade from B to C, and D to E, respectively (p. 5).
- The Build (2012) LOS for the westbound approach is F (p. 5).

The TIA reports that the WB1 lane's 95<sup>th</sup>-percentile queue is 43 ft. This exceeds the storage capacity of the lane as currently shown on the concept plan dated 3/29/2011, if measured from the start of full width. If measured from the start of the taper for WB1, then the capacity exceeds the 95<sup>th</sup>-percentile queue.

The TIA states that mitigation measures are not warranted based on EB and WB approach volumes (p. 4), but recommends a driveway configuration of two WB and one EB lanes. This driveway configuration is assumed in the Build (2012) scenario. Therefore, it is recommended that the applicant identify additional mitigation improvements to address these conditions.

### **3. Left turns at site access**

The TIA shows that there would be 16 southbound left turns into the site during the PM peak. Northbound through volume is projected to be 720. This significant conflicting volume – coupled with bike and pedestrian volumes – may result in delays for SB left turning vehicles at the intersection. This delay may in turn result in queuing by blocking through traffic (566 veh/h for SBT). Northbound left turns (67 in the PM peak) may cause similar queuing in the NB1 lane.

Therefore, it is recommended that the provision of left turn lanes or a similar mitigation measure be a condition of the development. (It is recognized that the ROW width at the intersection may be a factor in the feasibility of adding a left turn lane.) Since the number of left turns is a function of the number of residential units and size of the commercial area, a smaller development portfolio may also mitigate this issue.

### **4. Additional street connections**

Currently, the site plan shows only one access point, projected to operate at LOS E or F (depending on the approach). An April 4, 2006, resolution by the Carrboro Board of Aldermen directs the Transportation Advisory Board and Town staff to review connectivity options from Greensboro to Lloyd Streets. The TAB has subsequently made comments on the potential future need for a new connector street.<sup>1</sup> However, a comprehensive review has not been conducted.

Therefore, it is recommended that any condition of a rezoning pertaining to the site plan, layout of buildings, or internal traffic circulation be subject to the findings of a feasibility study on pedestrian, bicycle, and vehicular connectivity crossing the railroad tracks in this vicinity. This is suggested to avoid a situation where the site plan is incompatible with any potential new east-west street connection.

### **5. Other comments**

There is an apparent typographical error in the description of the Alberta development trips on p. 2. The description references "Figure E-2" in Appendix E, but Figure E-4 is the one that refers to the Alberta development.

<sup>1</sup> For more information, see TAB minutes from the following years: 2008 – 6/19, 8/7, 8/21, 9/18; 2010 – 6/17.



**MARTIN  
ALEXIOU  
BRYSON**

Martin/Alexiou/Bryson, PC  
Transportation Planning  
Traffic Engineering, C-3496

## MEMORANDUM

**To:** Trish McGuire/Jeff Brubaker, Town of Carrboro  
**From:** Andrew Topp, PE, PTOE, Martin/Alexiou/Bryson, PC  
**Date:** June 7, 2011  
**Subject:** Response to "Review of Traffic Impact Analysis for 500 North Greensboro St (Shelton Station) development proposal"

### Background

There are plans to develop four parcels on the eastern side of North Greensboro Street, just across from Shelton Street in Carrboro, NC. Currently, two houses occupy two of the four parcels to be developed. The development is proposed to consist of a 114-unit mid-rise apartment building and 12,000 square feet of neighborhood retail space, with a target opening date during 2012.

A memo outlining the impacts of the proposed 500 North Greensboro Street (Shelton Station) development was submitted to the Town of Carrboro on March 28, 2011. M/A/B received comments from the Town of Carrboro in a memo dated May 26, 2011. The memo outlined five (5) separate comments, as follows:

1. Daily residential trip generation rates
2. Level of service at site access
3. Left turns at site access
4. Additional street connections
5. Other comments

This memo will address the comments from the Town's memo.

### Response

The first comment from the Town's memo concerns an apparent discrepancy in the projected daily trips resulting from the proposed development. Specifically, the Town questions the projected daily trips resulting from the mid-rise apartment land use (ITE 223). As mentioned in the Town's memo, *ITE Trip Generation 8* does not provide a weekday formula or rate for mid-rise apartments. To calculate the daily trips for mid-rise apartments, the ratio between the PM peak hour trips and daily trips of the apartment land use (ITE 220) was applied to the calculated PM peak hour trips (based on ITE 223).

$$\text{Daily Trips (ITE 223)} = \frac{\text{PM Peak Hour Trips (ITE 223)}}{\text{PM Peak Hour Trips (ITE 220)} / \text{Daily Trips (220)}}$$

Using the calculated PM peak hour trips from Table 2 (located in Appendix A of the original memo) yields the following results, as shown in the same Table:

$$\frac{44}{0.62 / 6.65} = 472$$

A TIA was not available for the Alberta development, however a worst case trip generation was assumed for this project (use of equation versus rate for the retail and code 230 instead of 223 for the residential). That project only had a minor impact on our site, representing 10 total trips along the site's North Greensboro Street frontage during the peak hours.

The second comment from the Town's memo concerns the level of service (LOS) for the stop controlled Site Access approach. The memo states that based on the NCDOT's *Policy On Street and Driveway Access to North Carolina Highways (2003)*, mitigations at this location should have been addressed.

As stated in the original analysis memo, the intersection is projected to operate at an LOS F on this approach in the Build (2012) PM peak hour.

It is M/A/B's engineering judgment that additional mitigation (other than the 2 left egress lanes described more full below) is unnecessary at this location and any mitigation would not significantly reduce delay for this approach. Unsignalized intersections with low volume on the side street often operate with high levels of delay when there is a busy mainline flow of traffic; however there is not any mitigation on North Greensboro Street that can provide meaningful improvement to the delay. In fact, if the driveway consisted of just a single left-turning vehicle, the approach would still operate at a LOS F; however no mitigation would be reasonable for such a low volume driveway. Any signalization or other traffic control upgrades are not feasible and would cause increased delay to traffic along North Greensboro Street, which represents over 95% of the total traffic entering the intersection during the peak periods. The projected 95<sup>th</sup>-percentile queues on the stop controlled approaches are minor (less than 1 vehicle on Shelton Street and less than 2 vehicles at the driveway) during the peak periods and are not expected to create any operational or safety issues. M/A/B has already recommended that the proposed development provide two egress lanes which will allow the right-turning vehicles to bypass a stopped left-turning vehicle. No additional turn-lanes or other spot mitigation improvements would effectively impact delay or is recommended on the side streets.

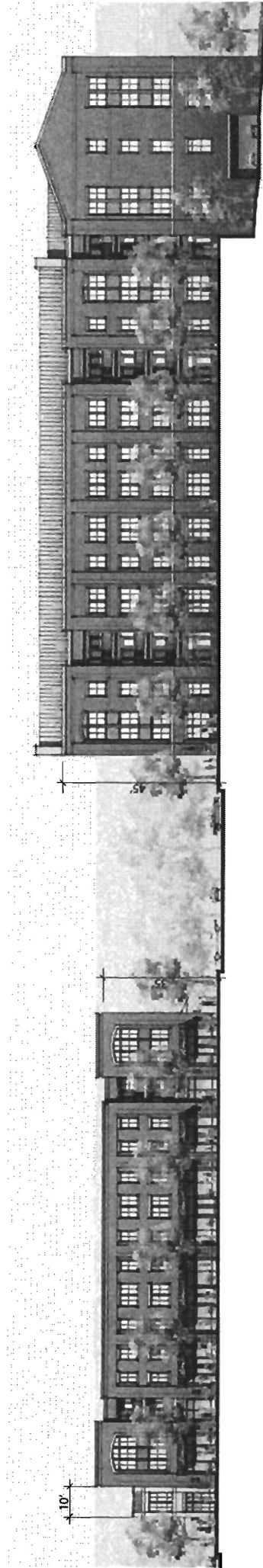
The third comment from the Town's memo concerns the potential for an exclusive southbound left-turn lane into the site, as the Town is concerned that traffic accessing the site from the north may block the southbound traffic, resulting in queues southbound along North Greensboro Street. The southbound left-turn volume entering the site is very low, with only 6 vehicles in the AM peak and 16 vehicles in the PM peak (approximately one every 4 minutes on average). While a single stopped left-turning vehicle has the potential to block southbound traffic, this is expected to be a relatively infrequent occurrence and in most cases vehicles will be able to find an acceptable gap quickly without disrupting the upstream flow of traffic. Due to the higher northbound left-turning volume, possible blockages are likely more common in that direction; however this is due to volume entering the neighborhood and is not negatively impacted by this site. Even if there is abnormal peaking or higher than expected entering traffic, significant queuing and disruption to the southbound flow would not be expected to be a major concern. Another issue to consider is the space for a left-turn lane. The existing cross-section which includes two through lanes and two bicycle lanes can be restriped as a three-lane section (similar to the pavement markings 500 feet south of this site). This would provide a left-turn lane in both directions; however the exclusive bicycle lanes would be lost. Due to the high number of bicyclists (38 in the AM peak and 47 in the PM peak), we believe that exclusive bicycle lanes would be the better use of the space. The Transportation Advisory Board supported this preference during our meeting on June 2<sup>nd</sup>. As a result, M/A/B's recommendation is that the bicycle lanes are maintained and that no additional mitigations are necessary at this location.

The fourth comment from the Town's memo concerns an April 4, 2006 resolution by the Carrboro Board of Aldermen, directing the Transportation Advisory Board (TAB) and Town staff to review connectivity options between North Greensboro Street and Lloyd Street across the railroad track to the east. It is unlikely that development of this site would preclude a long-term east-west connection between North Greensboro Street and Lloyd Street. Proposed connections utilizing any portions of the parcels proposed in this development were not listed on the map of possible alternatives from April 4, 2006. Of the three listed, the Mulberry Street extension, which is north of the site, appears to be the most feasible option, however we understand that a feasibility study has not yet been conducted. There may be opportunities for a pedestrian or bicycle trail immediately north or south of this site, however new at-grade crossings are very difficult to approve unless other adjacent at-grade crossings are closed. Additionally, the technical feasibility of ascending and descending over the tracks to allow for adequate clearance for rail traffic from any of the three proposed alternatives is yet to be analyzed.

The fifth and final comment from the Town's memo concerns a typographical error in the description of the Alberta Mixed-Use Development on page 2, which should refer to Figure E-4, rather than Figure E-2 in Appendix E. In fact, it appears that all of the text references (in the No-Build (2012) section of the memo) to the figures in Appendix E are mismatched. The figures are labeled correctly in Appendix E; however the order and references to them in memo text are wrong.

In summary, the findings and recommendations by M/A/B in the original memo remain the same.









## TOWN OF CARRBORO

NORTH CAROLINA

June 9, 2011

RE: Rezoning of approximately 2.49 acres identified as Orange County PIN 9778-87-7556, 9778-87-7448, 9778-97-0512, and 9778-87-9369, and addressed as 500 N. Greensboro Street, 404 N. Greensboro Street, 406 N. Greensboro Street, and 113 Parker Street

I, Patricia J. McGuire, do certify that I did cause to have mailed on June 2<sup>nd</sup> and 3<sup>rd</sup>, 2011, by first class mail, letters informing the owners and non-owner occupants of properties within 1,000 feet of the proposed rezoning parcels of the schedule and proposal to rezone from B-1(g) CZ (General Business, Conditional) and CT (Corporate Town) to B-1(g)-CZ (General Business, Conditional), subject to conditions mutually agreed upon by the Town and the property owners.

A copy of the mailing labels or mailing list used for this purpose indicating the person, where applicable, or addresses to whom the notices were sent are attached.

*Patricia J. McGuire*

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Patricia J. McGuire  
Planning Director

06/09/2011

## Property owners w/in 1000 feet - B-1(g)-CZ rezoning, June 2011

ADDRESS1	ADDRESS2	CITY	STATE	ZIPCODE	owner1	owner2
105A MULBERRY ST		CARRBORO	NC	27510	JEFFREY HOWARD	DEBORAH J ZUVER
105B MULBERRY ST		CARRBORO	NC	27510	THOMAS H HENRY	LUCY HENRY
3011 BROOK MILL DR APT 107		RALEIGH	NC	27612	KEITH E VOLMAR	
5527 MORAGA AVE		OAKLAND	CA	94611	GARY BERNSTEIN	REBECCA STERNBERG
107 MULBERRY ST APT B		CARRBORO	NC	27510	ALEXANDER M WIJENNIFER	L WILSON
107C MULBERRY S		CARRBORO	NC	27510	EARLENE M HUCK	JENNIFER E SWANBERG
109A MULBERRY ST		CARRBORO	NC	27510	MARGARET S MIS	
PO BOX 307		CARRBORO	NC	27510	TRUST ORANGE C	
402 E MAIN ST		TROY	NC	27371	DEREK T SHEA	GOLDIE H WALLACE
1514 COUNTRY LN		DURHAM	NC	27713-6	GENEVA ROGERS	
111B MULBERRY ST		CARRBORO	NC	27510	KARIN YEATTS	
111C MULBERRY ST		CARRBORO	NC	27510	KARIN YEATTS	
102 DIXIE DR		CHAPEL HILL	NC	27514	DEBORAH B NICKI ARNE L	GRAY
102 DIXIE DR		CHAPEL HILL	NC	27514	DEBORAH B NICKI ARNE L	GRAY
102 DIXIE DR		CHAPEL HILL	NC	27514	DEBORAH B NICKI ARNE L	GRAY
102 DIXIE DR		CHAPEL HILL	NC	27514	DEBORAH B NICKI ARNE L	GRAY
102 DIXIE DR		CHAPEL HILL	NC	27514	DEBORAH B NICKI ARNE L	GRAY
9116 LAUREL SPRINGS DR		CHAPEL HILL	NC	27516	KATHERINE A TUC	
530 CARL DR		CHAPEL HILL	NC	27516	BRIAN P ETAL HO	KELLY ANN HOGAN
231 SWEETBAY PL		CARRBORO	NC	27510-2	VANESSA FERREIR	
UNIT 4	506 N GREENSBO	CARRBORO	NC	27510	CARMEN CUTHBE	
7414 SIRIUS MESA		SAN ANTONIO	TX	78252	RACHEL E FOSTER	
#6 CEDAR COURT	506 N GREENSBO	CARRBORO	NC	27510	MICHAEL S LASLIE	
6819 MORROW MILL RD		CHAPEL HILL	NC	27516	LLC RAPPCO	
506 N GREENSBORO ST #50		CARRBORO	NC	27510	JAMES JOHN HYN	
506 N GREENSBORO ST #43		CARRBORO	NC	27510	ANUPA DESHPANI	
7214 SUNRISE RD		CHAPEL HILL	NC	27514-9	ALEXANDER D DO	VIOLET B DODSON
102 ANTLER POINT		CHAPEL HILL	NC	27517	STEVEN SHERRY	PAMELA SHERRY
312 CAROLINA MEADOWS VILLA		CHAPEL HILL	NC	27517	MARY ANN BUCK	
506 N GREENSBORO ST UNIT 47		CARRBORO	NC	27510	EMILY H CHANG	
908 HILLSBOROUGH RD		CHAPEL HILL	NC	27516	STEPHEN R AYLW	ANN M AYLWARD
8218 BRIGHTS WAY		CHAPEL HILL	NC	27516	ALISON ERCA	
UNIT 38	506 N GREENSBO	CARRBORO	NC	27510-1	LORETTA G GOOD	
204 DAVIE RD		CARRBORO	NC	27510	KIMBERLEY N VAS	
506 N GREENSBORO ST #40		CARRBORO	NC	27510	TORCY ANTOINE I	
506 N GREENSBORO ST #41		CARRBORO	NC	27510-1	LILIA MARLEN VAI	
8616 YORKSHIRE LANE		CHAPEL HILL	NC	27516-4	GORDON N MITCH	
PO BOX 2869		CHAPEL HILL	NC	27515-2	WM GRIFFIN III ET	KAREN L GRAVES
506 N GREENSBORO		CARRBORO	NC	27510	JASON CASDEN	JODI BERKOWITZ
420 WHITEHEAD CR		CHAPEL HILL	NC	27514-4	MASON R HARRIS	CHRISTINA HARRIS
214 MAPLE AVE		CARRBORO	NC	27510	MITCHELL VIRCHIK	ELLEN VIRCHICK
1519 JONES FERRY RD		CHAPEL HILL	NC	27516-9	ENG SHANG HUAI	SHU-MEI HUONG
506 N GREENSBORO ST		CARRBORO	NC	27510	WENDY HAYES	
509 KNOLLWOOD DR		COLUMBIA	SC	29209-2	AMANDA L LAIL	
P O BOX 64		FAISON	NC	28341	THOMAS A CLERE	SARAH V CLERE
509 KNOLLWOOD DR		COLUMBIA	SC	29209-2	AMANDA LAIL	

## Property owners w/in 1000 feet - B-1(g)-CZ rezoning, June 2011

506 N GREENSBORO ST #28	CARRBORO	NC	27510	VANESSA LITWINS	JEFFREY BRUBAKER	
506 N GREENSBORO ST APT 28	CARRBORO	NC	27510-1	JEFFREY BRUBAKE	VANESSA F LITWINSKI	
506 N GREENSBORO ST #30	CARRBORO	NC	27510	GAIL ELLEN ABELC		
506 N GREENSBOI APT 19	Carrboro	NC	27510	STEPHEN D JR LAR	NANCY I LARGENT	
420 TINKERBELL RD	CHAPEL HILL	NC	27517	SHIU LAN HUANG	SHU-MEI HUANG	
420 TINKERBELL RD	CHAPEL HILL	NC	27517	SHIU LAN HUANG	SHU-MEI HUANG	
506 N GREENSBORO ST #22	CARRBORO	NC	27510	BERKELEY GRIMB		
420 TINKERBELL RD	CHAPEL HILL	NC	27517	SHIU LAN HUANG	SHU-MEI HUANG	
509 KNOLLWOOD DR	COLUMBIA	SC	29209-2	AMANDA LAIL		
231 SWEET BAY PL	CARRBORO	NC	27510	VANESSA LITWINS	JEFFREY BRUBAKER	
214 MAPLE AVE	CARRBORO	NC	27510	MITCHELL VIRCHIK	ELLEN O VIRCHICK	
908 HILLSBOROUGH RD	CHAPEL HILL	NC	27516	STEPHEN R AYLW	ANN M AYLWARD	
706 S COLUMBIA DR APT A	DECATUR	GA	30030	BENYAMIN MARG		
509 KNOLLWOOD DR	COLUMBIA	SC	29209-2	AMANDA LAIL		
2502 OVERLAND PASSAGE	CHAPEL HILL	NC	27516	RACHEL E HOKE	MONICA J ZIMMERMA	
UNIT 7	506 N GREENSBOI	CARRBORO	NC	27510-1	ALBERTA B DAVIS	
8 CEDAR COURT	4307 INFINITY LN	DURHAM	NC	27705-8	ALLAN ROSEN	
506 N GREENSBOI		CARRBORO	NC	27510-1	RUDOLPH RICHA	
333 ULLOA		SAN FRANCISCO	CA	94127	SANJAY CHATTERJ	SHELIA M CHATTERJEE
PO BOX 64		CARRBORO	NC	27510-0	JOSEPH L WILTBEI	
7 KIMBERLY CT		MARSHFIELD	MA	20506	PO TUNG TU	SHU-CHEN H TU
105A FOWLER ST		CARRBORO	NC	27510-1	SENETA KING	
105B FOWLER ST		CARRBORO	NC	27510	DEBRA A BURNET	JAMES BURNETTE
PO BOX 8984		RICHMOND	VA	23225	PARTNERSHIP VAC	
202 PLEASANT DR		CARRBORO	NC	27510	ELIZABETH IVY GC	
P O BOX 278		CARRBORO	NC	27510-0	LINDA WHITEHEA	
4818 50TH AVE W %N SIMS		BRADENTON	FL	34210	TRUST ANANIA EL	
409 BROAD ST		CARRBORO	NC	27510	JOHN M KURTZ	
103 MULBERRY ST		CARRBORO	NC	27510	NANCY MCMICHA	
508 OAK AVE		CARRBORO	NC	27510-1	ANTHONY U PERG	MACKENZI PERGOLOT
P O BOX 520		SNOW CAMP	NC	27349-9	JAMES M RUMFEL	STEPHEN D MILLS
405 MARTIN LUTHER KING JR BLVD		CHAPEL HILL	NC	27514	OF CHAPEL HILL T	
60 BRAVES CROSSING DR		SHARPSBURG	GA	30277	DAVID JR ETAL M	DONALD EDWARD MA
10931 STRICKLAND RD #111		RALEIGH	NC	27615	R WAYNE SR BAILI	TERRY M BRANTLEY
90016 HOEY DRIVE		CHAPEL HILL	NC	27517	LLC SOMERSET PL	
102 B MULBERRY ST		CARRBORO	NC	27510-1	SARAH MCCARTY	DAVID ARNESON
2600 CROASDAILE APT A357		DURHAM	NC	27705-1	MADELINE C CURI	
915 COKER DR		CHAPEL HILL	NC	27514	FRED K CARR	ANNA W CARR
1755 RIDGEWOOD DR NE		ATLANTA	GA	30307-1	KENNETH M GIBS	CHRISTINE L MOE
608 MARTIN LUTHER KING JR BLVD		CHAPEL HILL	NC	27514-5	TRUST J HERBERT	
107 HILL ST		Carrboro	NC	27510	CATHERINE A SAN	
123 S MERRITT MILL RD		CHAPEL HILL	NC	27516	JANE LYNETTE AT	
9 DEERWOOD COURT		CHAPEL HILL	NC	27517	MILES JR FITCH	
90016 HOEY DRIVE		CHAPEL HILL	NC	27517	LLC SOMERSET PL	
408 OAK AVE		CARRBORO	NC	27510	T J MESIGIAN	
103A PLEASANTDR		CARRBORO	NC	27510	CHRISTOPHER GU	VIRGINIA GUIDRY

Property owners w/in 1000 feet - B-1(g)-CZ rezoning, June 2011.

P O BOX 520	SNOW CAMP NC	27349-9 JAMES M RUMFEL STEPHEN D MILLS
184 CARTIER ST	OTTAWA ONT CANADA K2P1K9	TAMARA FETTERS NOREEN FAGAN
507 OAK AVE	CARRBORO NC	27510-1 ROBERT STEVENS LILSKA L LACKEY
5101 PINEBROOK DR	DURHAM NC	27713 RICKY RICARDO B'SHEILA WHITE
405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL NC	27514 AUTHORITY CHAP
304 LINDSAY ST	CARRBORO NC	27510 REBECCA RIGGSBE
1104 BLACKWOOD MOUNTAIN RD	CHAPEL HILL NC	27516 CHARLES L VILES EMILY A WEST
100 MULBERRY ST	CARRBORO NC	27510 CAROLINE M NISB
603 LAUREL HILL RD	CHAPEL HILL NC	27514-4 ANN IRVIN WILSO FRANK C WILSON
602 N GREENSBORO ST	CARRBORO NC	27510-1 DIANNE F CRABILL
1921 S LAKESHORE DR	CHAPEL HILL NC	27514 JOHN K WATKIN
200 PLEASANT DR	CARRBORO NC	27510 CHOLENA ERICKS
1008 WOOD SAGE	CHAPEL HILL NC	27516 DAVID J GILNER JENNIFER B GILNER
PO BOX 392	CARRBORO NC	27510 ST N GREENSBORO
PO BOX 23	CARRBORO NC	27510-0 JEAN J WILLIAMS
502-C OAK AVE	CARRBORO NC	27510-1 LAURA GELBLUM
716 CONTINENTAL DR	DURHAM NC	27712 SALLY W GILMORE
4225 MANNS CHAPEL RD	CHAPEL HILL NC	27516 STEVEN J MORRIS
508 N GREENSBORO ST	CARRBORO NC	27510 CHARLES WILLIAM MARY SUE ROACH
405 LINDSAY ST	CARRBORO NC	27510 VIRGINIA MERRIT CLARICE MERRITT PAG
509 OAK AVE	CARRBORO NC	27510-1 KIM R JONES
2600 CROASDAILE APT A357	DURHAM NC	27705-1 MADELINE C CURI
102 DIXIE DR	CHAPEL HILL NC	27514 DEBORAH B NICKI ARNE L GRAY
103 FOWLER ST	CARRBORO NC	27510 LYDIA F MASON
201 LINDSAY ST	CARRBORO NC	27510 STEVEN D WILLIAM NANCY WILLIAMS
300 BROAD ST	CARRBORO NC	27510 RICKIE WHITE
PO BOX 337	CARRBORO NC	27510 OF CARRBORO TO
511A N GREENSBORO ST	CARRBORO NC	27510-1 VERNON MICHAEL BEVERLY J BARTH
409 OAK AVE	CARRBORO NC	27510 MITCHELL JUDSON
608 MARTIN LUTHER KING JR BLVD	CHAPEL HILL NC	27514-5 CATHERINE D HOL
106-C S GREENSBORO ST	CARRBORO NC	27510 DAVID JESSEE KAREN JESSEE
608 CARRAWAY DR	GRAHAM NC	27253 LARRY MCMULLEN
204 LINDSAY ST	CARRBORO NC	27510-1 SANDRA W JEFFEE
205 SHELTON ST	CARRBORO NC	27510 JUDY HUNTSMAN
211 ROSEWALK LN	CARRBORO NC	27510 JEFFREY N BERND
1002 ARROWHEAD RD	CHAPEL HILL NC	27514 JAN HALLE
106-C S GREENSBORO ST	CARRBORO NC	27510 DAVID JESSEE KAREN JESSEE
PO BOX 26234 TAX DEPT	RICHMOND VA	23260 CARRBORO SERVICE
222 BROAD ST	CARRBORO NC	27510 JOSEPH NIENABEF ANTOINETTE NIENABEF
4310 BAER HILL RD	EFLAND NC	27243 LLC BERTRAM PRK
700 E AVE APT 4B	ROCHESTER NY	14607 OMELIA A TRUSTE
2848 BEECHWOOD DRIVE	DURHAM NC	27713 ROBERT A ELLIOT OMELIA A ELLIOTT
305 LINDSAY ST	CARRBORO NC	27510 ROBT CLIFTON PA GLADYS PARKER
309 N GREENSBORO ST	CARRBORO NC	27510 CO FITCH LUMBEF
102 DIXIE DR	CHAPEL HILL NC	27514 DEBORAH B NICKI ARNE L GRAY
303 LINDSAY ST	CARRBORO NC	27510-1 HELEN M FRYE
400 LINDSAY ST	CARRBORO NC	27510 WILLIAM B PAGE

Property owners w/in 1000 feet - B-1(g)-CZ rezoning, June 2011

1003 LAMOND AVE	DURHAM NC	27701-2 ALAN B SPRUYT
2152 LAKESHORE DR	CHAPEL HILL NC	27514-2 DANIEL M JR CARI MARY CARMICHAEL
110 STARLITE DR	CARRBORO NC	27510-1 SHIRLEY E GRAVES A/K/A SHIRLEY MCADC
926 OLD GREENSBORO RD	CHAPEL HILL NC	27516-5 LARRY H RIGGSBE BOBBIE P RIGGSBEE
102 DIXIE DR	CHAPEL HILL NC	27514 DEBORAH B NICKI ARNE L GRAY
9 DEERWOOD COURT	CHAPEL HILL NC	27517 MILES M JR FITCH
404 LLOYD ST	CARRBORO NC	27510 MICHAEL JIHAD SHARIN JIHAD
PO BOX 337	CARRBORO NC	27510 OF CARRBORO TO
311 LINDSAY ST	CARRBORO NC	27510 BRENT WINTER ANGELA WINTER
510 N GREENSBORO ST	CARRBORO NC	27510-1 MARYLOU KERSG
1755 RIDGEWOOD DR NE	ATLANTA GA	30307-1 KENNETH MARK GCHRISTINE LORRAINE A
109 LINDSAY ST	CARRBORO NC	27510-1 W GENE STORY
149 CLARK RD	SNOW CAMP NC	27349 ANDREW D THURISTEPHANIE J THURMAI
206 LLOYD ST	CARRBORO NC	27510 JOHN C HOLLINGS
104R NC HWY 54W #356	CARRBORO NC	27510 CHRIS MAGUSON CARRIE MAGUSON
309 N GREENSBORO ST	CARRBORO NC	27510 CO FITCH LUMBEF
204 LLOYD ST	CARRBORO NC	27510-1 EMMA J THOMPSON
307 OAK AVE	CARRBORO NC	27510 CELIA S PIERCE
104 APPLE ST	CHAPEL HILL NC	27514 SHERMAN A TATE JUANITA K TATE
524 HATCH RD	CHAPEL HILL NC	27516 CHARLIE E BALDWIN BRENTA BALDWIN
109 SHELTON ST	CARRBORO NC	27510 MATTHEW HOBBS SHEILA D NEAL
5509 BELAIR RD	BALTIMORE MD	21206 GRADY WRIGHT TOMMIE LEE WRIGHT
376 DEE FARRELL RD	PITTSBORO NC	27312 JAMES R JR SPARR JERRY M SR SPARROW
104 JONES FERRY RD STE C	CARRBORO NC	27510 TRUST ORANGE C
203 N GREENSBORO ST	CARRBORO NC	27510-1 DEBRA L SEATON
107 LLOYD ST	CARRBORO NC	27510-0 SARAH R WRIGHT ALTON R RICE
PO BOX 23	CARRBORO NC	27510-0 JEAN J WILLIAMS
305 E POPLAR AVE	CARRBORO NC	27510-1 JOHN F III MARSH MARY G MARSHALL
ONE CV5 DR	WOONSOCKE RI	02895 INC REVCO DISCO
1969 EMERSON COOK RD	PITTSBORO NC	27312 LLC ROBERT GEOFF
227 COUNTRY CLUB DR	DURHAM NC	27712 INC BROWNING &
930 GRAND CONC	BRONX NY	10451 MARIE C WILLIAM
300 MARKET ST STE 200	CHAPEL HILL NC	27516 W L GOINS LAURA GOINS MCADAI
306 LINDSAY STREET	CARRBORO NC	27510-1 EVA L SCHMOOCKAEON H SCHMOOCK
102 HILL ST	CARRBORO NC	27510 JAMES PAUL BURIALVATER BURNETTE
608 CRAIG ST	CHAPEL HILL NC	27516-1 DAVID MASON EMMA LEE MASON
PO BOX 17179	CHAPEL HILL NC	27516 COMPREHENSIVE
727 W HARGETT ST #109	RALEIGH NC	27603 KATHIE L RUSSELL
319 BURLAGE CIRCLE	CHAPEL HILL NC	27514 PARTNERSHIP LUM
7016 INDIAN WELLS RD	CARY NC	27519 JAMES T HIGGINS MELISSA D TUCKER
501 E POPLAR AVE	CARRBORO NC	27510 DAVID C IV JOHNS AMY R JOHNSON
310 LLOYD ST	CARRBORO NC	27510 INC ALPHABET SO
PO BOX 26234 TAX DEPT	RICHMOND VA	23260 CARRBORO SERVICE
PO BOX 1674	CARRBORO NC	27510 JANE ETAL HAMB MARGARET MIDDLETON
103 FOWLER ST	CARRBORO NC	27510 INC FURNITURE D
UNKNOWN ADDRESS	NC	0 RAILROAD SOUTH

## Property owners w/in 1000 feet - B-1(g)-CZ rezoning, June 2011

102 MARKET ST SUITE 200	CHAPEL HILL NC	27516 LLC SHACHTMAN
P O BOX 6	CARRBORO NC	27510 GARY BUCK
508 RALPH DR	CARY NC	27511-4 JAMES G GROCE WANDA M GROCE
302 LINDSAY ST	CARRBORO NC	27510-1 CARRIE ELIZABETH
213 BROAD ST	CARRBORO NC	27510 MYRTLE C ETAL WCHRISTINE ANNA WEA
1405 ARNETTE AVE	DURHAM NC	27707-1 JAMES WEAD III E
UNKNOWN ADDRESS		OF CARRBORO TO
510 W ROSEMARY ST	CHAPEL HILL NC	27514 EPISCOPAL ST JOS
214 BROAD ST	CARRBORO NC	27510 CAROLYN E STROL
112 STARLITE DR	CARRBORO NC	27510 LORENZO SOLORZ MARGARITA ARIZA
309 N GREENSBORO ST	CARRBORO NC	27510 CO FITCH LUMBE
103 FARRINGTON DR	CHAPEL HILL NC	27514 CHRISTORIA W W
202 SIMPSON ST	CARRBORO NC	27510-1 JAMES M CAMPB NANCY P CAMPBELL
PO BOX 27	CHAPEL HILL NC	27514-0 SCOTT WILBURN
105 SHELTON ST	CARRBORO NC	27510-1 CATHERINE YONSI
403 SUNSET DR	CHAPEL HILL NC	27516 LENA A PAYLOR VILITA F WORTHY
210 BROAD ST	CARRBORO NC	27510-1 CLEMENTINE FEAI
207 BROAD ST	CARRBORO NC	27510 SUSAN L HEADEN
205 BROAD ST	CARRBORO NC	27510 LEO GAEV
P O BOX 23	CARRBORO NC	27510-0 JEAN J WILLIAMS
102 DIXIE DR	CHAPEL HILL NC	27514 DEBORAH B NICKI ARNE L GRAY
106-C S GREENSBORO ST	CARRBORO NC	27510 DAVID JESSEE KAREN JESSEE
PO BOX 366	CARRBORO NC	27510 OF CARRBORO TO
401 B SUNSET DR	CHAPEL HILL NC	27516 LUNDA ATWATER I KIMBERLY R FEARRING
403 N GREENSBORO ST	CARRBORO NC	27510-1 HUBERT E CRABTY LEITA D CRABTREE
PO BOX 26234 TAX DEPT	RICHMOND VA	23260 CARRBORO SERV
301 W MAIN ST	CARRBORO NC	27510 OF CARRBORO TO
224 BROAD ST	CARRBORO NC	27510 JEFFERY P SMALL SARA A SMALL
301 OAK AVE	CARRBORO NC	27510-1 ANDREW B COHEI DAWN E KLEINMAN
104 FOWLER ST	CARRBORO NC	27510 VERONICA FRAZIE
315 SUNSET DR	CHAPEL HILL NC	27516 HENRY J EDWARD PEARL EDWARDS
220 BROAD ST	CARRBORO NC	27510-1 GERALD R HULL
180 PROVIDENCE RD #1-B	CHAPEL HILL NC	27514 LLC ZINN BROTHE
205 LORRAINE ST	CARRBORO NC	27510 VIRGINIA C PETTY
3 IRIS LN	CHAPEL HILL NC	27514 LLC ONTJES PROP
PO BOX 520	SNOW CAMP NC	27349 STEPHEN D MILLS NATHANIEL MILLS
107 CENTER AV	CARRBORO NC	27510 JANET WHITESIDE
200 BRITTON DR	CHAPEL HILL NC	27516 WIENE DEMOULI LIVING TRUST THE
210 JOHN WOODS RD	CHAPEL HILL NC	27516 WILLIAM SCROGG KAREN SHELTON
104 STARLITE DR	CARRBORO NC	27510-1 ADDIE WILSON JO
625 CEDAR CLUB CIRCLE	CHAPEL HILL NC	27517 ALMA HRS NEVILL BARBARA NEVILLE
106 STARLITE DR	CARRBORO NC	27510 JROTHOR ALSTO DOROTHY ALSTON
200 BRITTON DR	CHAPEL HILL NC	27516 WIENE DEMOULI LIVING TRUST THE
616 W MAIN ST	CARRBORO NC	27510 LLC MZB PROPERT
621 BROOKS AVE	RALEIGH NC	27607 ROBERT G BOREN
1009 DAWES ST	CHAPEL HILL NC	27516 CAROLYN BENNET

## Property owners w/in 1000 feet - B-1(g)-CZ rezoning, June 2011

107 COBB ST	CARRBORO NC	27510 JAMES WILBERT E JOHNSON HENRY NEVI
3 IRIS LN	CHAPEL HILL NC	27514 LLC ONTJES PROP
3 IRIS LN	CHAPEL HILL NC	27514 LLC ONTJES PROP
109 CENTER ST	CARRBORO NC	27510 JEFFREY D HERRIC MICHELLE C JOHNSON
P O BOX 520	SNOW CAMP NC	27349 STEPHEN D MILLS WENDIE A EGGLESTON
3929 RED HAWK RD	HILLSBORO NC	27278 LLC WUJCIAK & C
930 GRAND CONCOURSE	BRONX NY NY	10451 MARIE C ETAL WII MARJORIE ASQUE
107 LLOYD ST	CARRBORO NC	27510-1 SARAH R WRIGHT ALTON R RICE
302 WESTBROOK DR	CARRBORO NC	27510 JANE HAMBORSKI
1817 OLD GREENSBORO RD	CHAPEL HILL NC	27516-5 JANE HATLEY
616 W MAIN ST	CARRBORO NC	27510 LLC MZB PROPERT
301 W MAIN ST	CARRBORO NC	27510 OF CARRBORO TO
11918 MILLSIDE DRIVE	DINWIDDIE VA	23841 REBECCA BENNET
P O BOX 1262	CARRBORO NC	27510-3 NAOMI JONES HE
104A PLEASANT DR	CARRBORO NC	27510-1 SARBAGA FALK
103-A PLEASANT DR	CARRBORO NC	27510-1 CHRISTOPHER GU VIRGINIA GUIDRY
1916 MARIONS FORD RD	CHAPEL HILL NC	27516-5 VANN W EVANS LAURA I EVANS
406 BROAD ST	CARRBORO NC	27510 MATTHIEU CAMPI CHRISTEN CAMPBELL
608 MARTIN LUTHER KING JR BLVD	CHAPEL HILL NC	27514-5 TRUST J HERBERT
503 OAK ST	CARRBORO NC	27510-1 THOMAS J WILTB DONNA M EVON
502 C OAK AVE	CARRBORO NC	27510-1 LAURA GELBLUM
136 WENTWORTH ST	CHAPEL HILL NC	27516 EVELYN B ALSTON
332 CAROLINA MEADOWS VILLA	CHAPEL HILL NC	27517 JULIA W LACKEY
102 DIXIE DR	CHAPEL HILL NC	27514 DEBORAH B NICKI ARNE L GRAY
714 GOMAIN ST	CHAPEL HILL NC	27514 MARVA BURNETT
113 LINDSAY ST	CARRBORO NC	27510 ROY D BROWN
109 HILL ST	CARRBORO NC	27510 CEMAL CENGIZ
102 HILL ST	CARRBORO NC	27510 JAMES PAUL BURI ALVATER BURNETTE
401 OAK AVE	CARRBORO NC	27510-1 MAXINE M MILLS
2600 CROASDAILE APT A357	DURHAM NC	27705-1 MADELINE C CURI
304 BROAD ST	CARRBORO NC	27510 VIRGINIA M CLARI
8616 YORKSHIRE LANE	CHAPEL HILL NC	27516-4 GORDON N MITCH
399 OAK AVE	CARRBORO NC	27510 PHILLIP R SUITT BEVERLY W SUITT
2 WESTRIDGE COURT	GREENSBORO NC	27410-2 GEORGE JR KILPAT LILLIAN KILPATRICK
119 VIBURNUM WAY	CARRBORO NC	27510 LLC GREEN EQUIT
102 WOLF'S TRAIL	CHAPEL HILL NC	27516 ROGER K AKERS M KATERI CARVER-AKE
406 OAK AVE	CARRBORO NC	27510 LISA R CROUCHER
412 LLOYD ST	CARRBORO NC	27510 JACKIE L PARRISH
611 CRAIG ST	CHAPEL HILL NC	27516 JASON JAMES
200 SHELTON STREET	CARRBORO NC	27510 WESLEY V KELLY MIRANDA S KELLY
301 BROAD ST	CARRBORO NC	27510-1 KATHY HACKNEY CLIFTON COTTON
310 W MORGAN ST	WADESBORO NC	28170 THOMAS A GRAY SYLVIA C GRAY
9491 DODSONS CROSSROADS	CHAPEL HILL NC	27516 WESLEY TIM UPCH LUCY W UPCHURCH
8033 NC HWY OLD 86	CHAPEL HILL NC	27516 JAMES T III BRYAN
116 STARLITE DR	CARRBORO NC	27510-1 MATTHEW W FEA
303 OAK AVE	CARRBORO NC	27510 DONALD HAGGIS SHELIA DILLON

## Property owners w/in 1000 feet - B-1(g)-CZ rezoning, June 2011

401 SUNSET DR	CHAPEL HILL NC	27516 AMANDA JEANNE THOMAS J IV COSTELL
PO BOX 26234 TAX DEPT	RICHMOND VA	23260 CARRBORO SERVI
PO BOX 673	CARRBORO NC	27510 PARTNERSHIP CAI
PO BOX 26234 TAX DEPT	RICHMOND VA	23260 CARRBORO SERVI
213 BROAD ST	CARRBORO NC	27510 MYRTLE C ETAL W CHRISTINE ANNA WEA
UNKNOWN ADDRESS		OF CARRBORO TO
112 LINDSAY ST	CARRBORO NC	27510 CAROLYN WILLIAM
9731 CANOGA AVE	CHATSWORTH CA	91311 LLC CAMTRANS
204 BROAD ST	CARRBORO NC	27510 JOSHUA TIMOTHY
3519 OLD GREENSBORO RD	CHAPEL HILL NC	27516 WILLIAM THOMAS MARJORIE ASQUE
616 W MAIN ST	CARRBORO NC	27510 LLC MZB PROPERI
P O BOX 942	CARRBORO NC	27510-0 JANIE DEGRAFFENJASMINE A JOHNSON
316 CALIFORNIA A BOX 1207	RENO NV	89509 LAURENCE D HAYI
101 CENTER RD	CARRBORO NC	27510-1 PARTNERSHIP 101
203 OAK AVE	CARRBORO NC	27510 JOHN NESTOR ARLENE FURMAN
203 N GREENSBORO ST	CARRBORO NC	27510-1 DEBRA L SEATON
180 PROVIDENCE RD #1-B	CHAPEL HILL NC	27514 LLC ZINN BROTHE
4106 RICELAND DR	DURHAM NC	27705 ALTON ETAL RICE TWINETTE RICE
103C PLEASANT DR	CARRBORO NC	27510 FLORENCE SIMAN
104A PLEASANT DR	CARRBORO NC	27510-1 SARBAGA FALK
108 NOBLE ST	CHAPEL HILL NC	27514 MARC SERRE LESLIE MONTANA
1205 WHITE MILLS RD	BALTIMORE MD	21228 RECIE BALDWIN G
P O BOX 4302	CHAPEL HILL NC	27515-4 BRIAN W JOHNSO
5509 BEL AIR RD	BALTIMORE MD	21206 ELVA ALSTON WR GRADY WRIGHT
594 LYSTRA ESTATES DR	CHAPEL HILL NC	27514-6 PHILLIP LEE POYTIANNE P BURNS
APT 1-D 784 COLUMBUS A	NEW YORK NY	10025-5 WILLIAM CURETO
4002 OMER LN	DURHAM NC	27703 LLC SAFE HAVEN I
309 LINDSAY ST	CARRBORO NC	27510-1 LOIS C HOENIG
714 GOMAIN AVE	CHAPEL HILL NC	27514 MARVA L BURNET
301 W MAIN ST	CARRBORO NC	27510 OF CARRBORO TO
606 BYNUM ST	CHAPEL HILL NC	27514 MARGARET K HRS
507 N GREENSBORO ST	CARRBORO NC	27510 SUSAN MARGARE
1002 HIGHLAND WOODS RD	CHAPEL HILL NC	27514 ALICE W NEEBE PAUL M NEEBE
PO BOX 337	CARRBORO NC	27510 OF CARRBORO TO
406 OAK AVE	CARRBORO NC	27510 LISA RENEE CROU
404 OAK AVE	CARRBORO NC	27510 KATHRYN JANE BL
376 DEE FARRELL RD	PITTSBORO NC	27312 JAMES R JR SPARF
403 OAK AVE	CARRBORO NC	27510-1 JENNIFER ANN MC
510 HASSEL ST	HILLSBORO NC	27278 CLARENCE E PAYN
412 LLOYD ST	CARRBORO NC	27510 JACKIE L PARRISH
399 OAK AVE	CARRBORO NC	27510 PHILLIP R SUITT BEVERLY W SUITT
302 BROAD STREET	CARRBORO NC	27510 JAMES FEARRING
107 SHELTON ST	CARRBORO NC	27510 ROBERT P GOLDS JENNIFER L GOLDSTEIN
102 DIXIE DR	CHAPEL HILL NC	27514 DEBORAH B NICKI ARNE L GRAY
P O BOX 1417	CARRBORO NC	27510 MICHAEL ABBOTT JAMIE ELIZABETH Y
P O BOX 520	SNOW CAMP NC	27349 JAMES M ETAL RL STEPHEN D MILLS

## Property owners w/in 1000 feet - B-1(g)-CZ rezoning, June 2011

3747 CORBETT RD	MEBANE NC	27302 VERSELLE H SHAW
9 DEERWOOD COURT	CHAPEL HILL NC	27517 MILES M JR FITCH
313 SUNSET DR	CHAPEL HILL NC	27516-1 JONATHAN REID F
217 BROAD ST	CARRBORO NC	27510 MYRTLE WILLIAM
218 BROAD ST	CARRBORO NC	27510 VERONICA J STEVI
5135 RAINTREE RD	DURHAM NC	27712 RISA ABNEY
113 LINDSAY ST	CARRBORO NC	27510 ROY D BROWN GRACIE BROWN
3 IRIS LN	CHAPEL HILL NC	27514 LLC ONTJES PROP
210 JOHN WOODS RD	CHAPEL HILL NC	27516 WILLIAM E SCROG KAREN SHELTON
102 STARLITE DR	CARRBORO NC	27510-1 BARBARA B WALL
1412 ALBERT DR	MITCHELLVILLE MD	20716 CLETUS LEE CLARI
P O BOX 520	SNOW CAMP NC	27349 STEPHEN D ETAL J WENDIE A EGGLESTON
P O BOX 520	SNOW CAMP NC	27349 STEPHEN D ETAL J WENDIE A EGGLESTON
106 LINDSAY ST	CARRBORO NC	27510-1 MARK E SHREVE LISA R LASHUK
100 EVANS CT	CARRBORO NC	27510 JOHN B TRUSTEE CATHERINE F SMITH-TI
UNKNOWN ADDRESS	CARRBORO NC	27510 OF CARRBORO TO
P O BOX 784	WEST JEFFERS NC	28694 ALFRED GLOVER
202 LLOYD ST	CARRBORO NC	27510 TERRY CARVER LINDA CARVER
52 FEARRINGTON POST	PITTSBORO NC	27312-8 PATRICIA BASSETT
100 OAK AVE	CARRBORO NC	27510 JOHN GILMORE A MICHELE RIVEST
107 LLOYD ST	CARRBORO NC	27510-1 SARAH R WRIGHT ALTON R RICE
107 LLOYD ST	CARRBORO NC	27510-0 SARAH R WRIGHT ALTON R RICE
103 CENTER ST	CARRBORO NC	27510 THOMAS A SUBER MARK R VEVLE
ONE CVS DR	WOONSOCKE RI	2895 INC REVCO DISCO
403 E SIX FORKS RD	RALEIGH NC	27609 LLC MBW PARTNE
3183 MT WILLEN DR	HAW RIVER NC	27258-9 RONALD F JOHNS SUE A JOHNSON
301 W MAIN ST	CARRBORO NC	27510 OF CARRBORO TO
101 HARKNESS CIR	DURHAM NC	27705 JENNY TRUSTEE C
506 OAK AVE	CARRBORO NC	27510-1 BERKELEY GRIMB/ CATHERINE D GRIMBA
915 COKER DR	CHAPEL HILL NC	27514 FRED K CARR ANNA W CARR
105 AUTUMN LN	CHAPEL HILL NC	27516 AFSHIN SAFAVI ATOUSA B SAFVI
100 PLEASANT DR	CARRBORO NC	27510 PETER TRUESDELL
502 C OAK AVE	CARRBORO NC	27510-1 SYLVIA P GELBLUN LAURA G PRUDEN-CUS
107 COBB ST	CARRBORO NC	27510 CALVIN NEVILLE
405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL NC	27514 AUTHORITY CHAP
309 BROAD ST	CARRBORO NC	27510 JASON T JAMES
402 LLOYD ST	CARRBORO NC	27510 LLC CLAY CENTRE
405 N GREENSBORO ST	CARRBORO NC	27510 WILLIAM JAMES C
P O BOX 520	SNOW CAMP NC	27349-0 STEPHEN D MILLS JAMES M RUMFELT
114 STARLITE DR	CARRBORO NC	27510-1 CAROLYN EVANS
PO BOX 26234 TAX DEPT	RICHMOND VA	23260 CARRBORO SERVI
9402 COACHWAY TRAILS	CHAPEL HILL NC	27516 LILUAN FOUST
104 APPLE ST	CHAPEL HILL NC	27514 SHERMAN A TATE JUANITA TATE
109 STARLITE DR	CARRBORO NC	27510 MARTIRINA MORR
105 COBB ST	CARRBORO NC	27510 TRUMPHENIA M F
ONE CVS DR	WOONSOCKE RI	2895 INC REVCO DISCO
105 EAST POPLAR AVE	CARRBORO NC	27510 JOHN BIRKHOLZ JENNIFER BARR

## Property owners w/in 1000 feet - B-1(g)-CZ rezoning, June 2011

405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL	NC	27514 HILL TOWN OF CH
101 EVANS CT	CARRBORO	NC	27510-1 CHRISTOPHER JOE ELIZABETH L VALSING
PO BOX 1220	ROCKY MT	NC	27804 BANK RBC CENTU
100 EVANS CT	CARRBORO	NC	27510 JOHN B TRUSTEE : CATHERINE F SMITH-TI
301 LINDSAY ST	CARRBORO	NC	27510 RUTH NEWNAM CAROL S NEWNAM
212 HALSEY STREET	CHARLOTTE	NC	28208-2 DAVID W NICHOL LOUISE S NICHOLS
504 WATERSIDE DR	CARRBORO	NC	27510-1 DAMIAN M HOFF SHAWN W HOFFMAN

## Property owners w/in 1000 feet - B-1(g)-CZ rezoning, June 2011

N

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SON



RESIDENT  
105 FOWLER ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
102 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
100 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
102 MULBERRY ST  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 100  
CARRBORO, NC 27510

RESIDENT  
211 E MAIN ST  
CARRBORO, NC 27510

RESIDENT  
101 CENTER ST  
CARRBORO, NC 27510

RESIDENT  
503 N GREENSBORO ST UNIT D  
CARRBORO, NC 27510

RESIDENT  
505 N GREENSBORO ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
202 SHELTON ST  
CARRBORO, NC 27510

RESIDENT  
399 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
201 E MAIN ST  
CARRBORO, NC 27510

RESIDENT  
310 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
103 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
201 E MAIN ST UNIT C  
CARRBORO, NC 27510

RESIDENT  
103 MULBERRY ST  
CARRBORO, NC 27510

RESIDENT  
504 N GREENSBORO ST UNIT F  
CARRBORO, NC 27510

RESIDENT  
504 N GREENSBORO ST UNIT D  
CARRBORO, NC 27510

RESIDENT  
220 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
503 N GREENSBORO ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
301 E MAIN ST  
CARRBORO, NC 27510

RESIDENT  
605 N GREENSBORO ST UNIT 3  
CARRBORO, NC 27510

RESIDENT  
605 N GREENSBORO ST UNIT 7  
CARRBORO, NC 27510

RESIDENT  
503 N GREENSBORO ST UNIT C  
CARRBORO, NC 27510

RESIDENT  
504 N GREENSBORO ST UNIT E  
CARRBORO, NC 27510

RESIDENT  
404 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
103 B ST  
CARRBORO, NC 27510

RESIDENT  
206 LLOYD ST UNIT 101  
CARRBORO, NC 27510

RESIDENT  
408 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
401 N GREENSBORO ST  
CARRBORO, NC 27510

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

RESIDENT  
101 E WEAVER ST UNIT G-4  
CARRBORO, NC 27510

RESIDENT  
206 LLOYD ST UNIT 103  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 140  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 160  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 250  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 110  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 270  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 330  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 120  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 300  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 320  
CARRBORO, NC 27510

RESIDENT  
106 MULBERRY ST UNIT C  
CARRBORO, NC 27510

RESIDENT  
106 MULBERRY ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
107 MULBERRY ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
107 MULBERRY ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
605 N GREENSBORO ST UNIT 6  
CARRBORO, NC 27510

RESIDENT  
206 LLOYD ST UNIT 102  
CARRBORO, NC 27510

RESIDENT  
206 LLOYD ST UNIT 210  
CARRBORO, NC 27510

RESIDENT  
309 BROAD ST UNIT B  
CARRBORO, NC 27510

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

RESIDENT  
203 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
107 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 150  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 280  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 360  
CARRBORO, NC 27510

RESIDENT  
309 BROAD ST UNIT C  
CARRBORO, NC 27510

RESIDENT  
105 FOWLER ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 200  
CARRBORO, NC 27510

RESIDENT  
308 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
505 N GREENSBORO ST UNIT C  
CARRBORO, NC 27510

RESIDENT  
109 MULBERRY ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
109 MULBERRY ST UNIT C  
CARRBORO, NC 27510

RESIDENT  
111 MULBERRY ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
207 E MAIN ST  
CARRBORO, NC 27510

RESIDENT  
100 E WEAVER ST  
CARRBORO, NC 27510

RESIDENT  
102 E WEAVER ST  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 130  
CARRBORO, NC 27510

RESIDENT  
400 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
101 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
606 N GREENSBORO ST BLDG A UNIT 1  
CARRBORO, NC 27510

RESIDENT  
107 B ST  
CARRBORO, NC 27510

RESIDENT  
402 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
504 N GREENSBORO ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
101 E WEAVER ST  
CARRBORO, NC 27510

RESIDENT  
201 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
310 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
200 W WEAVER ST  
CARRBORO, NC 27510

RESIDENT  
309 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
805 N GREENSBORO ST UNIT 5  
CARRBORO, NC 27510

RESIDENT  
605 N GREENSBORO ST UNIT 2  
CARRBORO, NC 27510

RESIDENT  
101 COBB ST  
CARRBORO, NC 27510

RESIDENT  
205 LLOYD ST UNIT 205  
CARRBORO, NC 27510

RESIDENT  
205 LLOYD ST UNIT 207  
CARRBORO, NC 27510

RESIDENT  
205 LLOYD ST UNIT 203  
CARRBORO, NC 27510

RESIDENT  
205 LLOYD ST UNIT 204  
CARRBORO, NC 27510

RESIDENT  
300 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 220  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 380  
CARRBORO, NC 27510

RESIDENT  
200-A LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 210  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 230  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 240  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 370  
CARRBORO, NC 27510

RESIDENT  
106 MULBERRY ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
111 MULBERRY ST UNIT C  
CARRBORO, NC 27510

RESIDENT  
299 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
603 N GREENSBORO ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
103 FOWLER ST  
CARRBORO, NC 27510

RESIDENT  
603 N GREENSBORO ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
503 N GREENSBORO ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
505 N GREENSBORO ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
102 COBB ST  
CARRBORO, NC 27510

RESIDENT  
504 N GREENSBORO ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
309 BROAD ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
505 N GREENSBORO ST UNIT D  
CARRBORO, NC 27510

RESIDENT  
503 N GREENSBORO ST UNIT E  
CARRBORO, NC 27510

RESIDENT  
200 SHELTON ST  
CARRBORO, NC 27510

RESIDENT  
200 PLEASANT DR  
CARRBORO, NC 27510

RESIDENT  
504 N GREENSBORO ST UNIT C  
CARRBORO, NC 27510

RESIDENT  
201 E MAIN ST UNIT B  
CARRBORO, NC 27510

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

RESIDENT  
605 N GREENSBORO ST UNIT 1  
CARRBORO, NC 27510

RESIDENT  
101 E WEAVER ST UNIT G-7  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT B-1  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT D-11  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT D-13  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 290  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 350  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 310  
CARRBORO, NC 27510

RESIDENT  
107 MULBERRY ST UNIT C  
CARRBORO, NC 27510

RESIDENT  
111 MULBERRY ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
805 N GREENSBORO ST UNIT 4  
CARRBORO, NC 27510

RESIDENT  
106 HILL ST  
CARRBORO, NC 27510

RESIDENT  
104 MULBERRY ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
101 SHORT ST  
CARRBORO, NC 27510

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

RESIDENT  
200 N GREENSBORO ST UNIT A-1  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT C-2  
CARRBORO, NC 27510

RESIDENT  
101 HILL ST  
CARRBORO, NC 27510

RESIDENT  
104 FOWLER ST  
CARRBORO, NC 27510

RESIDENT  
100 PLEASANT DR  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT D-4A  
CARRBORO, NC 27510

RESIDENT  
301 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 260  
CARRBORO, NC 27510

RESIDENT  
512 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 15  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 33  
CARRBORO, NC 27510

RESIDENT  
209 LLOYD ST UNIT 340  
CARRBORO, NC 27510

RESIDENT  
106 MULBERRY ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
209 E MAIN ST  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 40  
CARRBORO, NC 27510

RESIDENT  
100 SHELTON ST  
CARRBORO, NC 27510

RESIDENT  
103 HILL ST  
CARRBORO, NC 27510

RESIDENT  
100 HILL ST  
CARRBORO, NC 27510

RESIDENT  
105 B ST  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT A-8  
CARRBORO, NC 27510

RESIDENT  
104 HILL ST  
CARRBORO, NC 27510

RESIDENT  
308 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
400 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT C-7a  
CARRBORO, NC 27510

RESIDENT  
206 LLOYD ST UNIT 206  
CARRBORO, NC 27510

RESIDENT  
611 BYNUM ST  
CHAPEL HILL, NC 27516

RESIDENT  
502 N GREENSBORO ST UNIT 1  
CARRBORO, NC 27510

RESIDENT  
103-B LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
106 MULBERRY ST  
CARRBORO, NC 27510

RESIDENT  
605 BYNUM ST  
CHAPEL HILL, NC 27516

RESIDENT  
601 BYNUM ST  
CHAPEL HILL, NC 27516

RESIDENT  
609 BYNUM ST  
CHAPEL HILL, NC 27516

RESIDENT  
401 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
105 HILL ST  
CARRBORO, NC 27510

RESIDENT  
412 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
410 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
100 CENTER ST  
CARRBORO, NC 27510

RESIDENT  
100-A HILL ST  
CARRBORO, NC 27510

RESIDENT  
104 COBB ST  
CARRBORO, NC 27510

RESIDENT  
410 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
216 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
304 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
401 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
406 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
202 LLOYD ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
106 COBB ST  
CARRBORO, NC 27510

RESIDENT  
107 HILL ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
105 CENTER ST  
CARRBORO, NC 27510

RESIDENT  
107 COBB ST  
CARRBORO, NC 27510

RESIDENT  
406 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
406 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
224 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
206 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
201 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
102 HILL ST  
CARRBORO, NC 27510

RESIDENT  
104 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
500 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
105 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
101 PLEASANT DR  
CARRBORO, NC 27510

RESIDENT  
505 E POPLAR AVE  
CARRBORO, NC 27510

RESIDENT  
204 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
103 SHELTON ST  
CARRBORO, NC 27510

RESIDENT  
600 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
508 N GREENSBORO ST UNIT 21  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 29  
CARRBORO, NC 27510

RESIDENT  
202 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
201 CENTER ST  
CARRBORO, NC 27510

RESIDENT  
504-A OAK AVE  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 39  
CARRBORO, NC 27510

RESIDENT  
118 STARLITE DR  
CARRBORO, NC 27510

RESIDENT  
116 STARLITE DR  
CARRBORO, NC 27510

RESIDENT  
107 CENTER ST  
CARRBORO, NC 27510

RESIDENT  
506 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
302 LINDSAY ST  
CARRBORO, NC 27510

RESIDENT  
300 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
206 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
112 STARLITE DR  
CARRBORO, NC 27510

RESIDENT  
102 CENTER ST  
CARRBORO, NC 27510

RESIDENT  
403 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
305 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
106 STARLITE DR  
CARRBORO, NC 27510

RESIDENT  
213 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
107 SHELTON ST  
CARRBORO, NC 27510

RESIDENT  
305 E POPLAR AVE  
CARRBORO, NC 27510

RESIDENT  
503 OAK AVE UNIT C  
CARRBORO, NC 27510

RESIDENT  
303 LINDSAY ST  
CARRBORO, NC 27510

RESIDENT  
105 SHELTON ST  
CARRBORO, NC 27510

RESIDENT  
408 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
513 N GREENSBORO ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 26  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 47  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 48  
CARRBORO, NC 27510

RESIDENT  
404 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
404 OAK AVE UNIT D  
CARRBORO, NC 27510

RESIDENT  
502 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 49  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 1  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 3  
CARRBORO, NC 27510

RESIDENT  
100 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
103 SHORT ST  
CARRBORO, NC 27510

RESIDENT  
110 LINDSAY ST  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 11  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 13  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 17  
CARRBORO, NC 27510

RESIDENT  
203 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
201 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
501 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 6  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 8  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 23  
CARRBORO, NC 27510

RESIDENT  
108 PLEASANT DR UNIT A  
CARRBORO, NC 27510

RESIDENT  
108 PLEASANT DR UNIT B  
CARRBORO, NC 27510

RESIDENT  
108 PLEASANT DR UNIT C  
CARRBORO, NC 27510

RESIDENT  
104 PLEASANT DR UNIT B  
CARRBORO, NC 27510

RESIDENT  
502-A N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
202 PLEASANT DR  
CARRBORO, NC 27510

RESIDENT  
103-C PLEASANT DR  
CARRBORO, NC 27510

RESIDENT  
103-B PLEASANT DR  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 44  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 46  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 35  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 37  
CARRBORO, NC 27510

RESIDENT  
607 N GREENSBORO ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
402 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
113 HILL ST  
CARRBORO, NC 27510

RESIDENT  
607 N GREENSBORO ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
109 B ST  
CARRBORO, NC 27510

RESIDENT  
203 CENTER ST  
CARRBORO, NC 27510

RESIDENT  
105 COBB ST  
CARRBORO, NC 27510

RESIDENT  
106 MULBERRY ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
104 PLEASANT DR UNIT A  
CARRBORO, NC 27510

RESIDENT  
109 HILL ST  
CARRBORO, NC 27510

RESIDENT  
110 STARLITE DR  
CARRBORO, NC 27510

RESIDENT  
211 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
308 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
203 BROAD ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
200 BROAD ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
405 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
507 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
501 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
100 EVANS CT  
CARRBORO, NC 27510

RESIDENT  
301 LINDSAY ST  
CARRBORO, NC 27510

RESIDENT  
307 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
106 PLEASANT DR UNIT B  
CARRBORO, NC 27510

RESIDENT  
102 PLEASANT DR UNIT A  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 18  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 45  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 38  
CARRBORO, NC 27510

RESIDENT  
503 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
400 LINDSAY ST  
CARRBORO, NC 27510

RESIDENT  
305 LINDSAY ST  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 2  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 4  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 10  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 12  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT A-18  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
402 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
408 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
204 LINDSAY ST  
CARRBORO, NC 27510

RESIDENT  
305 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
404 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
222 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
218 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
508 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
500 OAK AVE UNIT A  
CARRBORO, NC 27510

RESIDENT  
502-C OAK AVE  
CARRBORO, NC 27510

RESIDENT  
404 OAK AVE UNIT C  
CARRBORO, NC 27510

RESIDENT  
108 LINDSAY ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
205 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
303 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
600 N GREENSBORO ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT B-9  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT A-3  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT B-8  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT B-13A  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT B-13B  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT D-3  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT D-15  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT B-13C  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT C-7  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT A-16  
CARRBORO, NC 27510

RESIDENT  
112 LINDSAY ST  
CARRBORO, NC 27510

RESIDENT  
400 OAK AVE UNIT B  
CARRBORO, NC 27510

RESIDENT  
603 BYNUM ST  
CHAPEL HILL, NC 27516

RESIDENT  
200 N GREENSBORO ST UNIT B-12  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT B-6  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT B-4  
CARRBORO, NC 27510

RESIDENT  
122 STARLITE DR  
CARRBORO, NC 27516

RESIDENT  
104 MULBERRY ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
106 SHELTON ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
600-A N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT A-14  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT D-4  
CARRBORO, NC 27510

RESIDENT  
107 HILL ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT D-12  
CARRBORO, NC 27510

RESIDENT  
203 BROAD ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
500 OAK AVE UNIT B  
CARRBORO, NC 27510

RESIDENT  
203 SHELTON ST  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT B-2  
CARRBORO, NC 27510

RESIDENT  
200 BROAD ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
400 OAK AVE UNIT D  
CARRBORO, NC 27510

RESIDENT  
503 OAK AVE UNIT A  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT D-9  
CARRBORO, NC 27510

RESIDENT  
106 PLEASANT DR UNIT B  
CARRBORO, NC 27510

RESIDENT  
103-A PLEASANT DR  
CARRBORO, NC 27510

RESIDENT  
502-B N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
511 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
502-A OAK AVE  
CARRBORO, NC 27510

RESIDENT  
140 SHORT ST  
CARRBORO, NC 27510

RESIDENT  
400 OAK AVE UNIT A  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 28  
CARRBORO, NC 27510

RESIDENT  
502-B OAK AVE  
CARRBORO, NC 27510

RESIDENT  
404 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
400 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 30  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 43  
CARRBORO, NC 27510

RESIDENT  
400 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
215 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
103 COBB ST  
CARRBORO, NC 27510

RESIDENT  
204 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
214 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
104-A COBB ST  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT A-4  
CARRBORO, NC 27510

RESIDENT  
202 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
403 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
300 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
106 MULBERRY ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
104 SHELTON ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT A-12  
CARRBORO, NC 27510

RESIDENT  
501 E POPLAR AVE  
CARRBORO, NC 27510

RESIDENT  
507 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
104 SHELTON ST  
CARRBORO, NC 27510

RESIDENT  
509 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
406 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
406-A OAK AVE  
CARRBORO, NC 27510

RESIDENT  
106 PLEASANT DR  
CARRBORO, NC 27510

RESIDENT  
513 N GREENSBORO ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
304 LINDSAY ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT A-2  
CARRBORO, NC 27510

RESIDENT  
307 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
601 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
101 EVANS CT  
CARRBORO, NC 27510

RESIDENT  
106 PARKER ST  
CARRBORO, NC 27510

RESIDENT  
112 PARKER ST  
CARRBORO, NC 27510

RESIDENT  
113 PARKER ST  
CARRBORO, NC 27510

RESIDENT  
306 LINDSAY ST  
CARRBORO, NC 27510

RESIDENT  
308 LINDSAY ST  
CARRBORO, NC 27510

RESIDENT  
409 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
301 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
113 LINDSAY ST  
CARRBORO, NC 27510

RESIDENT  
302 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
300 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
210 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
602 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
102 PLEASANT DR UNIT B  
CARRBORO, NC 27510

RESIDENT  
102 PLEASANT DR UNIT C  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 42  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 16  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 9  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 31  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 32  
CARRBORO, NC 27510

RESIDENT  
100 W WEAVER ST  
CARRBORO, NC 27510

RESIDENT  
104 PLEASANT DR  
CARRBORO, NC 27510

RESIDENT  
409 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 24  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT D-2  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT D-2C  
CARRBORO, NC 27510

RESIDENT  
502 N GREENSBORO ST UNIT 3  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT A-5  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT D-1  
CARRBORO, NC 27510

RESIDENT  
108 LINDSAY ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
209 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT A-11  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT A-9  
CARRBORO, NC 27510

RESIDENT  
401-A E POPLAR AVE  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT C-6A  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT C-6B  
CARRBORO, NC 27510

RESIDENT  
301 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
120 STARLITE DR  
CARRBORO, NC 27510

RESIDENT  
204 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
303 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
302 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
205 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
407 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
200 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
109 CENTER ST  
CARRBORO, NC 27510

RESIDENT  
504 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
109 SHELTON ST  
CARRBORO, NC 27510

RESIDENT  
402 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
104 CENTER ST  
CARRBORO, NC 27510

RESIDENT  
617 CRAIG ST  
CHAPEL HILL, NC 27516

RESIDENT  
201 LINDSAY ST  
CARRBORO, NC 27510

RESIDENT  
307 LINDSAY ST  
CARRBORO, NC 27510

RESIDENT  
407 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
100 MULBERRY ST  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT B-3  
CARRBORO, NC 27510

RESIDENT  
510 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
106 PLEASANT DR UNIT A  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 5  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 7  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 22  
CARRBORO, NC 27510

RESIDENT  
111 HILL ST  
CARRBORO, NC 27510

RESIDENT  
304 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
217 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 25  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 50  
CARRBORO, NC 27510

RESIDENT  
502 N GREENSBORO ST UNIT 2  
CARRBORO, NC 27510

RESIDENT  
200 LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
302 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
106 SHELTON ST  
CARRBORO, NC 27510

RESIDENT  
106 PLEASANT DR UNIT A  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 19  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 27  
CARRBORO, NC 27510

RESIDENT  
102 SHELTON ST  
CARRBORO, NC 27510

RESIDENT  
209 OAK AVE UNIT A  
CARRBORO, NC 27510

RESIDENT  
506 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
103 PARKER ST  
CARRBORO, NC 27510

RESIDENT  
310 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
207 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
304 LINDSAY ST  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 14  
CARRBORO, NC 27510

RESIDENT  
206 SHELTON ST  
CARRBORO, NC 27510

RESIDENT  
114 STARLITE DR  
CARRBORO, NC 27510

RESIDENT  
207 BROAD ST  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 34  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 41  
CARRBORO, NC 27510

RESIDENT  
111 B ST  
CARRBORO, NC 27510

RESIDENT  
101 SHELTON ST  
CARRBORO, NC 27510

RESIDENT  
503 E POPLAR AVE  
CARRBORO, NC 27510

RESIDENT  
103 CENTER ST  
CARRBORO, NC 27510

RESIDENT  
206 BROAD ST  
CARRBORO, NC 27510

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

RESIDENT  
103-A LLOYD ST  
CARRBORO, NC 27510

RESIDENT  
405 OAK AVE  
CARRBORO, NC 27510

RESIDENT  
600-C N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
506 N GREENSBORO ST UNIT 20  
CARRBORO, NC 27510

RESIDENT  
206 OAK AVE  
CARRBORO, NC 27510

RESIDENT

RESIDENT

RESIDENT  
506 N GREENSBORO ST UNIT 36  
CARRBORO, NC 27510

RESIDENT  
102 SHELTON ST UNIT A  
CARRBORO, NC 27510

RESIDENT  
511-A N GREENSBORO ST  
CARRBORO, NC 27510

RESIDENT  
200 N GREENSBORO ST UNIT D-2D  
CARRBORO, NC 27510

RESIDENT  
202 LLOYD ST UNIT B  
CARRBORO, NC 27510

RESIDENT  
408-A OAK AVE  
CARRBORO, NC 27510





## 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

JUNE 2, 2011

**LAND USE ORDINANCE MAP AMENDMENT – REZONING OF FOUR PROPERTIES AT AND NEAR 500 NORTH GREENSBORO STREET FROM B-1(G)-CZ AND CT TO B-1(G) CZ**

Motion was made by Clinton and seconded by Killeen that the Planning Board recommends that the Board of Aldermen approve the draft ordinance amending the zoning classification for the four lots at and near 500 N. Greensboro Street from B-1(g)-CZ and CT (Commercial, Corporate Town) to B-1(g)-CZ (General Business - Conditional) subject to the following conditions as proposed by the petitioner and as modified by the Planning Board:

- 1) The height of the building closest to North Greensboro Street shall not exceed 3 stories, with the exception that the portion of the building within the DNP Overlay shall conform to the requirements of that portion of that District.
- 2) Driveway access to the parcel shall be aligned with Shelton Street.
- 3) The minimum required parking shall be 10% less than the minimum number of spaces required by the Ordinance for the proposed uses.
- 4) Reasonable efforts shall be made to relocate all structures currently located on the property prior to beginning construction.
- 5) A minimum of 15% of the residential units shall be affordable at less than 80% of the area median income.
- 6) The property will be developed substantially in accordance with the attached plan labeled “500 North Greensboro, RZ-1 & RZ-2” dated April 7, 2011, recognizing that context-sensitive transportation improvements that mitigate traffic impacts at the site access may require changes that would substantially impact the plan.

The Planning Board does not support the staff’s proposed conditions related to context-sensitive transportation improvements and to possible deviations from the plan, both of which are instead incorporated above. Furthermore, the Planning Board does not support the staff’s proposed condition related to mitigating solar shading impacts.

VOTE: AYES: (6) Barton, Clinton, Killeen, Poulton, Rodgers, Seils, NOES: (0), ABSENT/EXCUSED: (2) Jaimeyfield, Williams, 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 proposed map amendment is consistent with Carrboro Vision 2020 policy 2.11 related to infill development; policy 2.52 related to the construction of a diverse housing stock; policy 3.21 related to the density of commercial property in the downtown area; policy 3.25 related to walkability; policy 3.28 related to the placement of a variety of housing types in the downtown area, especially as part of mixed-use developments; policy 3.63 related to the development of underutilized property in the downtown area; policy 4.15 related to transit-oriented development; and policy 6.11 related to accommodating a variety of housing styles and sizes.

Motion in support of these findings was made by Poulton and seconded by Barton.

VOTE: AYES: (6) Barton, Clinton, Killeen, Poulton, Rodgers, Seils, NOES: (0), ABSENT/EXCUSED: (2) Jaimeyfield, Williams, ABSTENTIONS: (0)

*Samuel Seil*

(Chair)

06/02/2011

(Date)



## TOWN OF CARRBORO

(Planning Board, TAB, ESC, AC, or EAB)

**301 West Main Street, Carrboro, North Carolina 27510****R E C O M M E N D A T I O N****JUNE 2, 2011****LAND USE ORDINANCE MAP AMENDMENT – REZONING OF FOUR PROPERTIES AT AND NEAR 500 NORTH GREENSBORO STREET FROM B-1(G)-CZ AND CT TO B-1(G) CZ**

Matthew Arnsberger moved and Bruce Sinclair seconded that the EAB recommends that the Board of Aldermen approve the draft ordinance amending the zoning classification for the four lots at and near 500 N. Greensboro Street from B-1(g)-CZ and CT (Commercial, Corporate Town) to B-1(g) CZ (General Business – Conditional), subject to the following conditions:

- 1) The height of the building closest to N. Greensboro Street shall not exceed 3 stories, with the exception that the portion of the building within the DNP Overlay shall conform to the requirements of that portion of the District;
- 2) Driveway access to the parcel shall be aligned with Shelton Street;
- 3) The minimum required parking shall be 10 percent less than the minimum number of spaces required by the Land Use Ordinance for the proposed uses.
- 4) All structures currently located on the property shall be offered for relocation prior to beginning construction.
- 5) A minimum of 15 percent of the residential units shall be affordable as defined by the current Town guidelines.
- 6) The property will be developed substantially in accordance with the attached Concept Plan labeled “500 North Greensboro, RZ-1 & RZ-2” dated April 7, 2011.

The EAB recommends that additional conditions be added based on the following observations and recommendations.

**Lot & Site Development:**

- 1) Concern over traffic impacts on North Greensboro Street.
- 2) Additional details be provided as part of the CUP regarding landscaping to create shading above the minimum required in the land use ordinance. In addition, the parking lot should address “green parking lot” features per the EPA document Green “Parking Lot Resource Guide” available at [http://mailman.informe.org/pipermail/watershedmanagers/attachments/20080306/6fbc8183/greenparking\\_508FINAL-0001.obj](http://mailman.informe.org/pipermail/watershedmanagers/attachments/20080306/6fbc8183/greenparking_508FINAL-0001.obj)
- 3) Heat island effects should be further addressed by incorporation of green roofs/rooftop vegetation and high albedo materials

**Resource Efficiency:**

- 1) Request demonstration of sustainability in demolition and construction— reduced waste streams, certified materials, reclaimed materials, green roof, photovoltaics etc. Use FSC certified wood products during construction.
- 2) Use salvaged, recyclable, or rapidly renewable construction materials when available. Source materials within a 500 mile radius.
- 3) Include a centralized compost collection facility.

**Energy Efficiency:**

ATTACHMENT F

- 1) Recommend that the applicant demonstrate energy performance to meet one or more of the following
  - a) Architecture 2030 goal of a 50 percent fossil fuel and greenhouse gas emission reduction standard, measured from the regional (or country) average for that building type. [http://www.architecture2030.org/2030\\_challenge/targets.html](http://www.architecture2030.org/2030_challenge/targets.html)
  - b) AIA goals of integrated, energy performance design, including resource conservation resulting in a minimum 50 percent or greater reduction in the consumption of fossil fuels used to construct and operate buildings (<http://www.aia.org/fiftytofifty>)
  - c) LEED certification/equivalent to achieve 50% CO2 emission reduction, or LEED silver certification/equivalent
- 2) Recommend specific energy saving features, including but not limited to the following. For those features not incorporated, an explanation of the financial or operational reasons why the feature was omitted from the design should be provided as part of CUP.
  - a) Use of shading devices and high performance glass for minimizing heating and cooling loads
  - b) Insulation beyond minimum standards;
  - c) Use of energy efficient motors/HVAC;
  - d) Use of energy efficient interior and exterior lighting;
  - e) Use of energy efficient appliances
  - f) LED or LED/Solar parking lot lighting.
  - g) Use of solar thermal
  - h) Provision of onsite renewable energy generation

**Water Efficiency:**

- 1) Recommend that harvested rainwater reuse be provided

**Stormwater Management:**

- 1) Recommend reduction in nitrogen loading from the site by at least 8% from the existing condition, as determined by the Jordan Lake Accounting Tool.
- 2) The design should include additional LID features, e.g., permeable pavement for low volume stalls, pedestrian areas; less impervious area/more vegetated areas (e.g., planters); green roof(s)

**VOTE:** AYES: Arnsberger, Butler, Sinclair

**ABSENT/EXCUSED:** Gisler, Stidham

**NOES:**

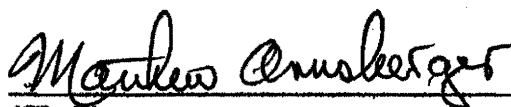
**ABSTENTIONS:**

**Associated Findings**

By a unanimous show of hands, the EAB 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 EAB of the Town of Carrboro finds that the proposed text amendment is consistent with Carrboro Vision 2020 policies.

Motion in support of this finding was made by Nina Butler and seconded by Bruce Sinclair.

  
(Chair)

6/3/2011  
(Date)



## TOWN OF CARRBORO

## TRANSPORTATION ADVISORY BOARD

## RECOMMENDATION

June 2, 2011

SUBJECT: Land Use Ordinance map amendment – rezoning of four properties at and near 500 North Greensboro Street from B-1(g)-CZ and CT to B-1(g) CZ

MOTION: The Transportation Advisory Board recommends that the Board of Aldermen approve the draft ordinance amending the zoning classification for the four lots at and near 500 N. Greensboro Street from B-1(g)-CZ and CT (Commercial, Corporate Town) to B-1(g)-CZ (General Business – Conditional), subject to conditions 1 through 5 as shown on the June 2, 2011, draft recommendation, with the exception that condition 3 should read, “The minimum required parking shall be at least 10 percent less than the minimum number of spaces required by the Land Use Ordinance for the proposed uses,” and subject to the following additional conditions:

1. Covered bike parking shall be provided at the rate of one bike parking space for every two residential units.
2. The parking lot shall meet the standard for a “green” parking lot, per the EPA “Green Parking Lot Resource Guide”.
3. A bicycle and pedestrian trail easement shall be incorporated into the site.

Moved: Pergolotti

Second: LaJeunesse

VOTE: Ayes (4): LaJeunesse, Michler, Pergolotti, Štolka. Nays (0). Abstain (0). Absent (3): Perry, Krasnov, Curtis.

*[Signature]*  
for

Seth LaJeunesse  
TAB Chair

6 / 10 / 11  
DATE



# TOWN OF CARRBORO ATTACHMENT F

(Planning Board, TAB, ESC, AC, or EAB)

**301 West Main Street, Carrboro, North Carolina 27510**

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

JUNE 2, 2011

### LAND USE ORDINANCE MAP AMENDMENT – REZONING OF FOUR PROPERTIES AT AND NEAR 500 NORTH GREENSBORO STREET FROM B-1(G)-CZ AND CT TO B-1(G) CZ

Bob Saunders moved and Brian Russell seconded that the ESC recommends that the Board of Aldermen **not** approve the draft ordinance amending the zoning classification for the four lots at and near 500 N. Greensboro Street from B-1(g)-CZ and CT (Commercial, Corporate Town) to B-1(g) CZ (General Business – Conditional), subject to the following conditions:

- 1) The height of the building closest to North Greensboro Street shall not exceed 3 stories, with the exception that the portion of the building within the DNP Overlay shall conform to the requirements of that portion of the District;
- 2) Driveway access to the parcel shall be aligned with Shelton Street;
- 3) The minimum required parking shall be 10 percent less than the minimum number of spaces required by the Land Use Ordinance for the proposed uses.
- 4) All structures currently located on the property shall be offered for relocation prior to beginning construction.
- 5) A minimum of 15 percent of the residential units shall be affordable as defined by the current Town guidelines.
- 6) The property will be developed substantially in accordance with the attached Concept Plan labeled “500 North Greensboro, RZ-1 & RZ-2” dated April 7, 2011.

#### VOTE:

**AYES:** ( 6 )

**ABSENT/EXCUSED:** ( 2 )

**NOES:** ( 0 ); **ABSTENTIONS:** ( 0 )

#### Associated Findings

By a show of hands, the ESC membership also indicated that 1 member, David Jessee, does have financial interests that would pose a conflict of interest to the Board’s action on this amendment. David Jessee was not present for the discussion or vote on this matter.

Furthermore, the ESC of the Town of Carrboro finds that the amendment is **not reasonable** and in the public interest because it is **inconsistent** with Carrboro Vision 2020, particularly policies Downtown Vitality 3.2.

Motion in support of this finding was made by Bob Saunders and seconded by Brian Russell.

#### VOTE:

**AYES:** ( 6 )

**ABSENT/EXCUSED:** ( 2 )

**NOES:** ( 0 ); **ABSTENTIONS:** ( 0 )

\_\_\_\_\_  
(Chair)

\_\_\_\_\_  
(Date)