

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. 19/2011-12

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. 19/2011-12

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 11-11-2011

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:

Proposed conditions (Underlined if mutual agreement between Town and petitioner)
1. <u>Driveway access to the parcel shall be aligned with Shelton Street;</u>
2. <u>All structures currently located on the property shall be offered for relocation prior to beginning construction</u>
3. <u>Possible land uses will be limited to those listed on the Concept Plan labeled "Shelton Station, RZ-2" dated September 22, 2011, subject to the determination that adequate parking has been provided for the overall project.</u>
4. For any residential unit consisting of 3 or more bedrooms, the bathroom count per unit shall be a maximum of .75 bathrooms per bedroom, rounded to the nearest half.
5. A minimum of fifteen (15) percent (ten percent (10 percent), if more than 20 percent non-residential) of the dwelling units will be limited to a cost not exceeding that affordable to a family with income of no more than 60 percent of the Durham-Chapel Hill area median. The applicant further agrees to limit a minimum additional 10 percent of the units to a cost not to exceed that affordable to a family with income of no more than 80 percent of the Durham-Chapel Hill area median. These cost limits shall remain in effect for a period of 99 years from the date a Certificate of Occupancy is issued for the first residential unit.
6. The property will be designed and constructed to meet a Leadership in Energy and Environmental Design (LEED) Silver equivalent standard as certified by a LEED accredited professional but shall not be required to complete a certification or commissioning process governed by the U.S. Green Building Council (USGBC). The total points necessary to obtain a LEED silver equivalent shall include points for the following features: a compact, highly-efficient building envelope and glazing, finishes, insulation, and reflective roofing materials that reduce heat island effects, as well as use of Energy Star appliances, high SEER HVAC equipment, and an on-site electric vehicle charging stations.
7. <u>Parking configuration along the Parker Street r/w/southern property boundary will allow for secondary emergency vehicle access to/from the site.</u>
8. <u>Covered bike parking at the rate of one bike parking space for every four residential units</u>
9. <u>The parking lot shall meet the standard for a "green" parking lot, per the "EPA Green Parking</u>

<u>Lot Resource Guide</u>
10. Upon the request of the Town, a public bicycle and pedestrian trail easement shall be incorporated into the site, the location to be determined at the time a conditional use permit is approved.
11. Petitioner has the responsibility of establishing procedures that are appropriate and necessary to assure that income data provided by the applicants for affordable residential units is complete and accurate and that third-party verification of employment and family annual income will occur at least annually.
12. That the applicant agrees to move the building nearest North Greensboro Street at least fifteen-feet (15') from the North Greensboro Street right-of-way line.

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

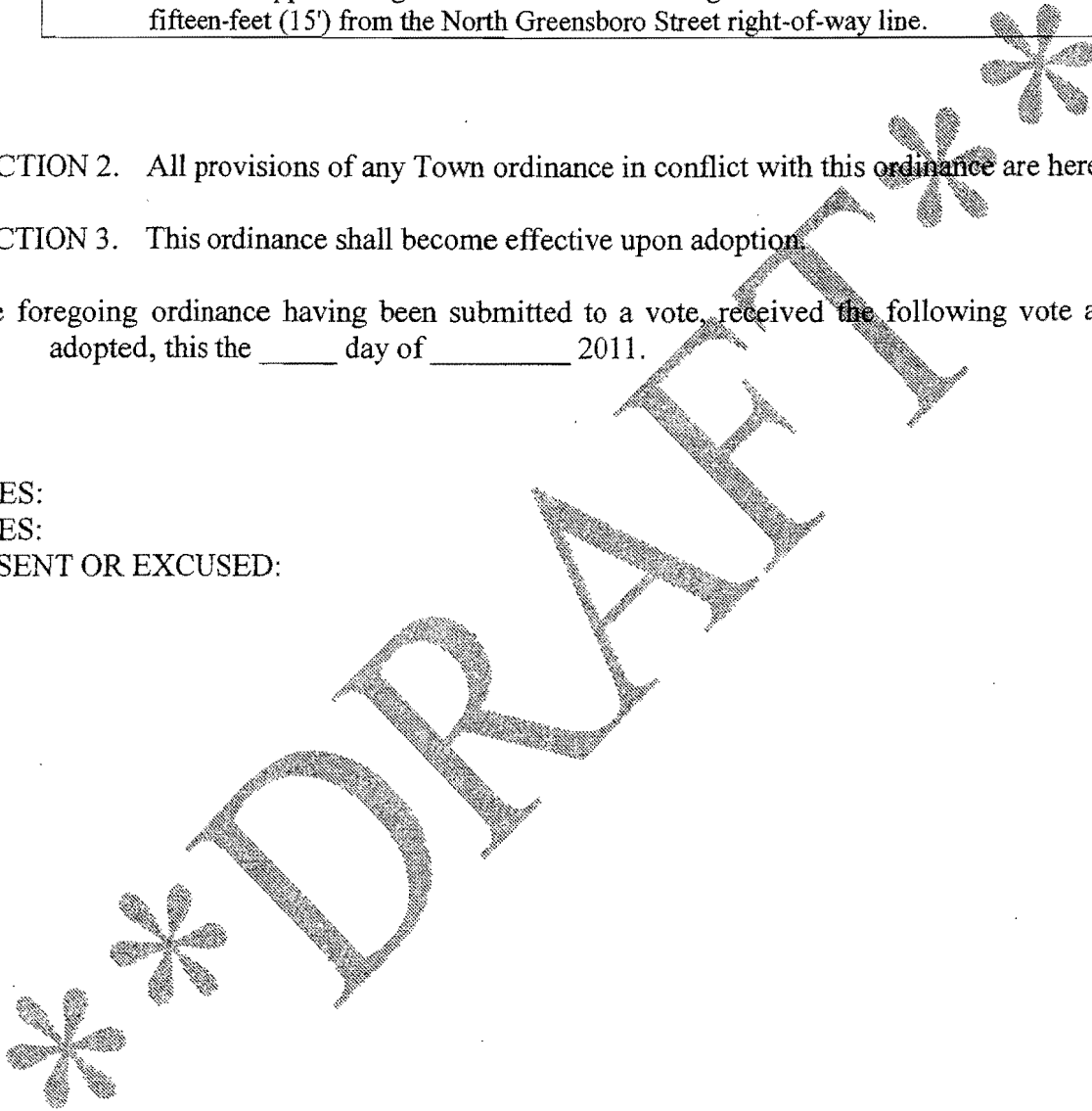
SECTION 3. This ordinance shall become effective upon adoption.

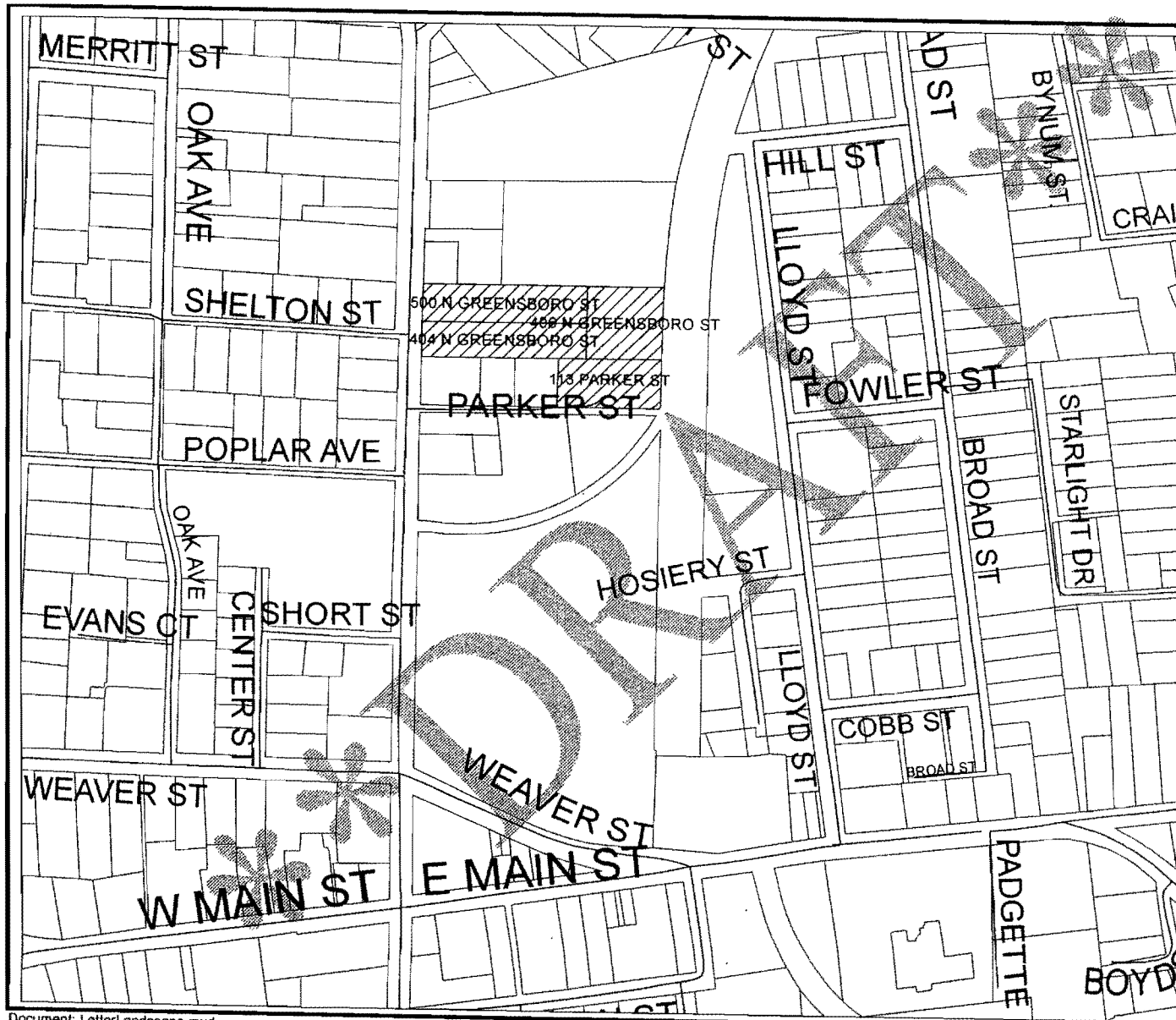
The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted, this the ____ day of _____ 2011.

AYES:

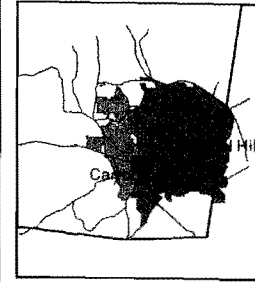
NOES:



ABSENT OR EXCUSED:





Location Map- B-1(g)-CZ Rezoning Request



-  Properties selection
-  Streets

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

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

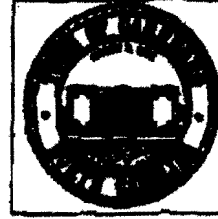


TOWN OF CARRBORO
301 W. Main St.
Carrboro, NC 27510

Printed June 1, 2011



* * *
* * *
* * *
* * *
* * *
* * *
* * *
* * *
* * *
* * *

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

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.

(e) 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.

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: [Signature] Kenneth Ritz
OWNER'S SIGNATURE: [Signature] David Jessee
OWNER'S SIGNATURE: [Signature] KAREN JESSEE
OWNER'S SIGNATURE: [Signature] Paul Vesna
OWNER'S SIGNATURE: [Signature] Dan Bellu, Manager
SARAH COUNTY, NC

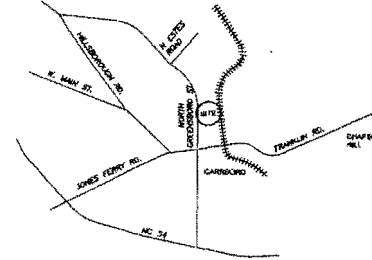
1. For all the persons identified under "5", please attach addressed envelopes with the correct postage. Oversight of this requirement could delay processing your rezoning request.
2. If a rezoning or master plan is approved, a Certificate of the Adequacy of Public School Facilities (CAPS) will be required 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.

Shelton Station

Carrboro, North Carolina

B1(G)CZ Rezoning Application

CONTEXT MAP



PROJECT TEAM

APPLICANT: KENNETH H. REYER
BELMONT SAYRE, LLC
300 BLACKWELL STREET, SUITE 101-B
DURHAM, NC 27701
919.259.2098
KREYER@BELMONTSAYRE.COM

LAND PLANNER: DAN JEWELL, R.L.A.
COULTER JEWELL THAMES PA
111 WEST MAIN ST.
DURHAM, NC 27701
(919) 682-6368
DJEWELL@CJT/PA.COM

ARCHITECT: MATT DAMOD
DESIGN COLLECTIVE
601 EAST PRATT STREET, SUITE 300
BALTIMORE, MD 21202
(410) 685-8855
MATT@DCDCDESIGNCOLLECTIVE.COM

TRAFFIC CONSULTANT: ANDREW TOPP, P.E., PTOE
MARTIN/ALCANTARA/BRUSH, P.C.
4000 WESTCHASE BLVD, SUITE 330
RALEIGH, NC 27607
(919) 829-0328
ANDREW.TOPP@MSTRANS.COM

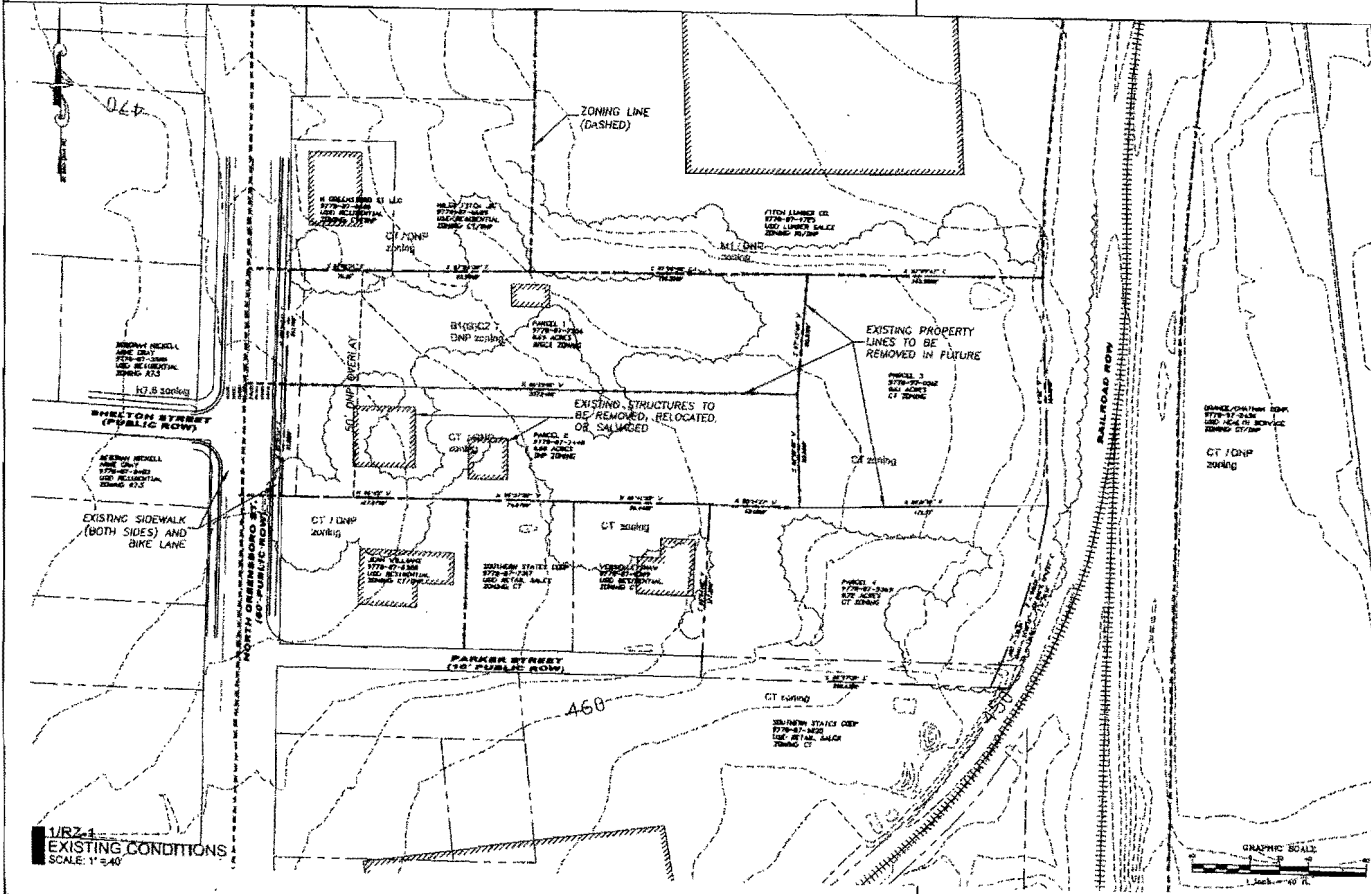
PROJECT DATA

PROPERTY: PARCEL 1
EXISTING ZONING: B1(G)CZ W/ DNP OVERLAY
PROPOSED ZONING: B-1(G)CZ W/ DNP OVERLAY
ACREAGE: 0.89 ACRES
ADDRESS: 500 N. GREENSBORO ST.
PIN: 9778-87-7858
OWNER: GREEN EQUITY, LLC

PARCEL 2
EXISTING ZONING: CT W/ DNP OVERLAY
PROPOSED ZONING: B-1(G)CZ W/ DNP OVERLAY
ACREAGE: 0.87 ACRES
ADDRESS: 402 N. GREENSBORO ST.
PIN: 9778-87-7440
OWNER: DAVID AND KAREN JESSEE

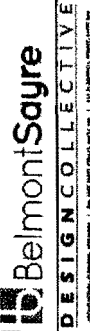
PARCEL 3
EXISTING ZONING: CT ZONING
PROPOSED ZONING: B-1(G)CZ
ACREAGE: 0.61 ACRES
PIN: 9778-87-0512
OWNER: DAVID AND KAREN JESSEE

PARCEL 4
EXISTING ZONING: CT ZONING
PROPOSED ZONING: B-1(G)CZ
ACREAGE: 0.72 ACRES
PIN: 9778-87-3308
OWNER: DAVID AND KAREN JESSEE



SHEETS

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

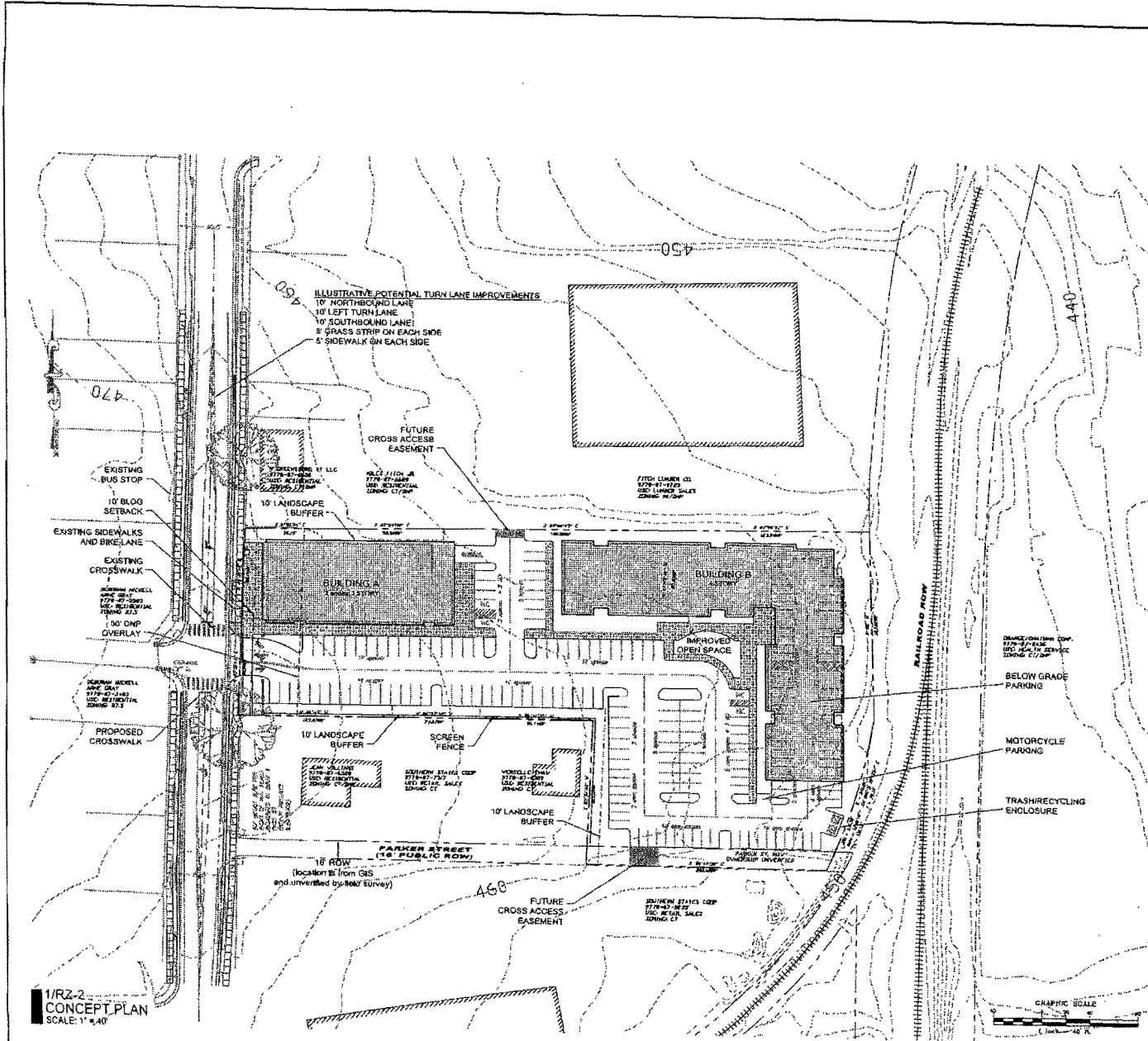


Project: SHELTON STATION
Carrboro, North Carolina
PREPARED BY: 8778-87-7858
DRAWN BY: 8778-87-3308
CHECKED BY: 8778-87-0512
DATE: 11/27/23

NOT FOR CONSTRUCTION

Sheet No.	1112
Scale	AS SHOWN
Date	11/27/23
Drawn By	8778-87-3308
Checked By	8778-87-0512
Project No.	1112

COVER SHEET
EXISTING CONDITION
Sheet Number
RZ-1



DEVELOPMENT PROGRAM

TOTAL GROSS LAND AREA: (BY ORANGE COUNTY GIS): 2.59 ACRES
 (BASED FROM TOWN OF CARBORO'S LAND USE ORDINANCE, TO THE DATE OF PREPARED LISTS)

PROPOSED RESIDENTIAL AND NON-RESIDENTIAL USES:
 (BASED FROM TOWN OF CARBORO'S LAND USE ORDINANCE, TO THE DATE OF PREPARED LISTS)

- 1.3812 MULTI FAMILY APARTMENTS (MAX. 20% YUP 3 BDRM)
- 1.430 ADULT CARE HOME
- 1.440 ADULT CARE HOME
- 1.450 CHILD CARE HOME
- 1.490 CHILD CARE HOME
- 1.470 MATERNITY HOME
- 2.11 SALES & RENTALS NO OUTSIDE STORAGE/LOW-VOL
- 2.12 SALES & RENTALS WITH OUTSIDE STORAGE/LOW-VOL
- 2.13 WHOLESALE SALES/NO OUTSIDE STORAGE
- 2.21 SALES & RENTALS WITH OUTSIDE DISPLAY/HIGH-VOL
- 2.22 SALES & RENTALS 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 LIGHT TRAFFIC
- 3.13 MEDICAL OFFICES < 10,000 SQ. FT.
- 3.15 COPY CENTERS/PRINTING OPERATIONS
- 3.25 ATM FREESTANDING
- 5.01 LIBRARIES, CULTURAL CENTERS IN RESID. BLDG. < 3,500 SF.
- 5.02 LIBRARIES, CULTURAL CENTERS IN ANY OTHER BLDG.
- 5.14 COMMUNITY CTR. (PUBLIC NON-PROFIT)
- 6.1 RESTAURANTS, BARS, NIGHT CLUBS INDOOR SERVICE
- 6.2 RESTAURANTS, BARS, NIGHT CLUBS OUTSIDE SERVICE
- 6.3 RESTAURANTS, CARRY OUT SERVICE
- 6.8 RESTAURANTS, FOOD DELIVERY
- 15.82 TOWN-OWNED FACILITIES AND SERVICES
- 21 COMBINATION USES

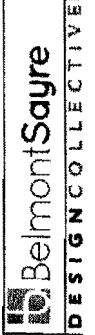
BUILDING A:	NON-RESIDENTIAL	2 AND/OR 3 STORIES	UP TO 24,000 SF
	RESIDENTIAL:	UP TO 12 UNITS	
BUILDING B:	BELOW GRADE:	PARKING GARAGE	
	RESIDENTIAL:	UP TO 114 UNITS	
PROPOSED TOTALS:	NON-RESIDENTIAL USE:	UP TO 24,000 SF	
	RESIDENTIAL:	UP TO 114 UNITS	
	DENSITY:	42.4 UNITS/ACRE	

PARKING:

PARKING REDUCTIONS INCLUDED:	
REDUCTION RATIO FOR JOINT USE:	ORD. ALLOWED
BIKE RACK REDUCTION FOR 1 SPACE:	ORD. ALLOWED
MOTORCYCLE PAD (5%):	ORD. ALLOWED
ADDITIONAL PARKING REDUCTION REQUESTED:	UP TO 12%

PROPOSED PARKING:
 COMPACT, COVERED UNDER BUILDING, AND REGULAR SPACES
 TOTAL: 188 PARKING SPACES

PROPOSED BUILDING HEIGHT:
 BUILDING A: 2 AND/OR 3 STORIES
 BUILDING B: 4 STORIES (NOT INCLUDING BELOW GRADE PARKING)



Project:
SHELTON STATION
 Carboro, North Carolina

ARCHITECT:
 P.O. BOX 477
 1774-07-2483
 1774-07-2483
 1774-07-2483

NOT FOR CONSTRUCTION

CLT Job Number: 1

Drawn	2/11/20
Checked	2/11/20
Date	2/11/20
Permitted	2/11/20
10	2/11/20
11	2/11/20
12	2/11/20

Sheet Title:
CONCEPT PLAN

Sheet Number:
RZ-2

EXCERPT OF BOARD OF ALDERMEN MINUTES FROM 6/14/2011

PUBLIC HEARING ON LUO TEXT AMENDMENT RELATED TO REQUEST FOR CZ ZONING DESIGNATION AT 500 N. GREENSBORO STREET

The Town received a request to amend the Land Use Ordinance in relation to the B-1 (g)-CZ zoning district. The Board of Aldermen set a public hearing to consider a draft ordinance prepared in response to this request.

Trish McGuire, the Town's Planning Director, made the presentation to the Board. The proposed amendment would only affect the 500 N. Greensboro parcel because it is the only parcel zoned B-1 (g)-CZ in Town.

Ken Reiter, a developer with Belmont Sayre, explained that the developer would benefit from hearing the Board's suggestions on the proposed text amendment and the development's conditions. The development is pursuing LEED certification.

Alderman Coleman requested that staff review the Planning Board's suggested list of energy efficient improvements and attempt to identify a threshold that constitutes a meaningful mix of energy efficient improvements. He suggested that staff use the recently approved Veridia Development as a benchmark for use of sustainable and efficient improvements. He also suggested that staff explore the possibility of a point system, similar to the existing recreation point system that would allow a development to earn density through suggested energy efficient measures.

Alderman Slade requested that the developer consider the use of solar/thermal measures. He also suggested that the developer consider unbundling the parking.

Alderman Gist read an email from Jack Haggerty requesting that the consideration of the text and map amendments be delayed until the Board resumes its schedule after summer break.

Mayor Chilton suggested that the developer also consider different zoning classification options.

MOTION WAS MADE BY ALDERMAN GIST AND SECONDED BY ALDERMAN BROUN TO CONTINUE THE PUBLIC HEARING TO SEPTEMBER. VOTE: AFFIRMATIVE ALL

PUBLIC HEARING ON A LAND USE ORDINANCE MAP AMENDMENT RELATED TO A REQUEST FOR ZONING DESIGNATION AT 500 N. GREENSBORO STREET

The Town has received a petition to change the zoning classification for four properties located at and near 500 N. Greensboro Street from CT and B-1 (g)-CZ to CT. A draft ordinance making these changes has been prepared. The Board of Aldermen must receive comment before taking action in response to this request.

Trish McGuire, the Town's Planning Director, made the presentation. The proposed design has only one ingress/egress access point but staff has proposed a condition that would allow for an additional emergency vehicle access.

Ken Reiter, Dan Jewel and Matt Diminco, representatives with Belmont Sayre, made a presentation to the Board and answered several questions. Mr. Reiter explained that workforce housing is distinguished from student housing by rental rates and marketing.

Patrick McDonough, a resident of 103 Raven Lane, stated that he is employed by Triangle Transit but his comments do not reflect Triangle Transit's opinions or viewpoints. He stated that he would like to see additional commercial use in the proposed development. He requested that the Board consider creating an excellent aesthetic interface in the area rather than focusing on screening. He agreed with Alderman Slade's idea of unbundled parking and also suggested other traffic decreasing alternatives such as car-sharing. He asked that the Board move away from thinking about "open space" and for them to be more specific on the recreational and open uses. He stated that affordable housing is increasingly needed in the community and that this project could help with housing issues.

David Arneson, a resident of 102 Mulberry Street, stated that he is an architect in downtown Durham and has worked with the developer in the past but has no affiliation with the current project. He spoke in support of the proposed project and the possible economic benefit it will bring to the Town. He feels that the project will bring a "green" aspect of building to the downtown core and that the scale and size are appropriate for the location.

Jay Parker, business owner in Carrboro for 25 years, stated that the developer is a property owner in Town and that he cares about what happens in Carrboro. He encouraged the Board to continue working with him to make something good happen.

Barbara Jessie-Black, the Executive Director of the PTA Thrift Shop, stated that Ken Reiter is the developer on PTA's current project. She stated that she agrees with Jay Parker's comments and added that the foot traffic the project will bring would be tremendous and will help increase business revenues. Most of her employees do not currently live in Carrboro and the affordable housing would be helpful. Her employees would most likely be able to afford a \$1,000 month rental.

David Belvin, part owner of the property located at 500 N Greensboro, local citizen, and business owner, stated that a year ago the Board's tone was different and that he is disappointed in the change. He promised a local business for the site and he has worked hard to get the project to this stage. Project financing is lined up and ready to move forward.

Mayor Chilton summed that the Board is concerned with the project's parking, traffic, lack of multiple entrances, bike lane impacts, percentage of commercial use, size, and scale.

Alderman Lavelle stated that one of the Planning Board's suggestions is for the developer to consider affordable housing at less than 80% of median income. She stated that the project

should have more commercial space but that she is comfortable with the proposed amount of residential density.

Alderman Coleman stated that is concerned with all of the transportation issues; specifically, increased traffic and bike lane impacts. He asked that screening, architectural standards, and green features be clearly defined when the item is returned. He recommended that the developer meet with representatives from Veridia to discuss green features and to also consider how the Butler property is zoned. He also stated that he would like to see the percentage of commercial space increased and asked for information on how the project plans to be primarily workforce housing. He asked that staff provide comment on the Planning Board and Environmental Advisory Board recommendations when the item is returned and that advisory board comments be more clearly articulated in the future.

Alderman Slade stated that he wants to insure that the developer considers the Transportation Advisory Board's recommendations, a bike or pedestrian trail easement that runs parallel to the train tracks, increasing commercial density, and solar thermal energy improvements.

Mayor Chilton requested that developer consider increasing commercial space closer to 25%. He also suggested that the developer work with staff to consider additional zoning options.

Alderman Broun asked for further information on why the Economic Sustainability Commission voted against the project. She also asked for a staff report, if possible, on the effect of how the student housing burden could be removed from neighborhoods. She asked for further information on the Lloyd Street view of the project.

MOTION WAS MADE BY ALDERMAN GIST AND SECONDED BY ALDERMAN COLEMAN TO CONTINUE THE PUBLIC HEARING TO SEPTEMBER. VOTE: AFFIRMATIVE ALL

Excerpt of 9/27/11 Minutes

**CONTINUED PUBLIC HEARING ON A LAND USE ORDINANCE TEXT
AMENDMENT RELATED TO A REQUEST FOR CZ ZONING DESIGNATION AT 500
N. GREENSBORO STREET**

The Board of Aldermen held a public hearing on Tuesday, June 14, 2011 to consider a draft ordinance prepared in response to a request to amend the Land Use Ordinance in relation to the B-1(g)-CZ zoning district. The public hearing was continued to allow for consideration of additional information requested by the Board of Aldermen.

Trish McGuire, the Town's Planning Director made the presentation.

Alderman Gist asked if the approval of the ordinance would provide an opportunity for developments to decrease commercial density and increase the residential density. Trish

McGuire explained that the approval would have that effect and allow the Board of Aldermen to have future conversations related to both commercial development and increased residential density in the B-1(g)-CZ district.

Dave Clinton, a Planning Board member and an institutional architect, spoke about the Planning Board's review of the project and explained that he did not feel that there was adequate time allowed for the review of the project. He also explained that the Planning Board recommended the deletion of the 40% ASHRAE requirement because the ASHRAE regulations are continuously changing and the 20% requirement was seen as a means to simplify the Town's regulation.

Ken Reiter, the applicant's representative, addressed the Board and suggested the use of his version of the ordinance. He explained that the version was more specific towards affordable housing requirements and took a broader approach toward energy efficiency standards and requirements. He stated that the ordinance meets the spirit of the projects that would merit additional residential density in the downtown area. He stated that since the first public hearing, the developer has increased the commercial portion of the project and decreased the residential. The project will have limitations related to student housing based upon the financing that the developer is seeking, bedroom to bathroom ratios, and income verification requirements. He explained that the income verification requirement is a condition that they would agree upon.

Alderman Gist expressed concern with the ordinance's ability to decrease commercial density downtown.

Alderman Broun asked which properties would be eligible for the rezoning if the ordinance passes. Trish McGuire explained that the minimum lot size requirement for the B-1(g) zoning district is 3,000 square feet and most all properties would be eligible.

MOTION WAS MADE BY ALDERMAN COLEMAN AND SECONDED BY ALDERMAN LAVELLE TO REFER THE ORDINANCE TO STAFF FOR THE DELETION OF ITEM (F) (3) AND FOR ITEM (F)(11) TO BECOME A NEW SECTION 15-141.4 (g) AND AMENDED TO READ "MIX OF RESIDENTIAL AND NON-RESIDENTIAL USES SUCH THAT GROSS FLOOR AREA OF BUILDING SPACE USED FOR NON-RESIDENTIAL PURPOSES MAKES UP AT LEAST 25 PERCENT OF THE GROSS FLOOR AREA USED FOR ALL PURPOSES." VOTE: AFFIRMATIVE SIX, NEGATIVE ONE (GIST)

**CONTINUATION OF A PUBLIC HEARING ON A LAND USE ORDINANCE MAP
AMENDMENT RELATED TO FOUR PROPERTIES AT AND NEAR 500 N.
GREENSBORO STREET**

The Board of Aldermen considered a petition to change the zoning classification for four properties located at and near 500 N. Greensboro Street from CT and B-1(g)-CZ to B-1 (g)-CZ on June 14, 2011. The Board continued the public hearing and requested additional information related to this request.

Trish McGuire, the Town's Planning Director, made the presentation. She explained that staff has identified limitations to the project and that the staff recommendation is not in support of the requested change.

Nathan Milian, representing Carr Mill Mall, stated that he does not have an objection to the project as a whole but is concerned that there will not be sufficient parking. He explained that parking is an issue that Carr Mill Mall is struggling with and that the rezoning will create another burden for the neighbors of the project. He requested that the Board review methods to create additional parking. Alderman Gist asked if the text amendment was approved, if he would want to amend any of the current projects that he has been involved with. He explained that he would possibly consider a rezoning request for the Alberta development because currently, residential space is more financially promising than commercial space.

Damon Seils is the current Chair of the Planning Board but spoke as a citizen. He explained that he is concerned with the rushed method in which the Planning Board reviewed both the text and map amendment requests. He explained that the process differed from the conditional use permitting process because the applicant is not required to present a completed concept plan to the Planning Board for comment. He asked the Board to be cognizant of the fact that they are putting conditions on the zoning that will not be able to be revisited by the Planning Board during their conditional use permit review process.

David Clinton, Planning Board member, stated that the scale of the design is fitting for downtown and would add more customers to the area. He encouraged the Board to approve the map amendment with conditions that improve the environmental sustainability.

Ken Reiter, the applicant and representative of the developer, made a presentation to the Board. He presented figures that showed a decrease in residential units and an increase in parking and commercial space. He stated that the project will follow the LEED equivalency process similar to when the Town built fire station #2. He explained that thru lanes, turn lanes, bike lanes, grass strips and sidewalks may be made in the public right-of-way and that neighboring properties may be affected by grading work related to traffic and transportation easements. He explained that they will offer 10% of units to households that earn 60% or less of the median family income. He stated that he had received several letters of support from citizens.

It was the consensus of the Board to return the ordinance to staff for the deletion of the following conditions: #12 – "The minimum required parking shall be 10 percent less than the minimum

number of parking spaces required by the Ordinance for the proposed uses,” #35 – “The parking lot shall meet the standard for a “green” parking lot, per the “EPA Green Parking Lot Resource Guide,” and #37 – “In the event that by January 1, 2012, the non-residential space on the 2nd floor of Building A has not been leased (as evidenced by a signed letter of intent or lease agreement) at the terms that are acceptable to secure construction and/or permanent financing, the non-residential space on the 2nd floor of Building A can be developed as additional residential space.”

The Board noted that the developer stated that he did not agree with condition # 8 – “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)” and condition #33 – “Provision of on-site renewable energy generation.”

It was also the consensus of the Board that staff should amend the ordinance to rework the conditions that incorporate the “site and/or concept plan” into one condition that also recognizes the transportation issues.

Alderman Broun requested that staff provide a list of the three conditional zoning requests that have occurred since 2008. She also requested that staff provide detailed information from the American Community Survey on the current cost range for rental housing and what is currently available. She also requested that LEED certification requirements be provided and that those utilized during the construction of fire station #2 be denoted.

Alderman Slade requested that staff compare the LEED standards with the Town’s Green House Gas resolution and provide the information to the Board.

Alderman Gist requested that the developer reconsider the use of solar hot water and photovoltaic measures and respond when the item is returned.

Alderman Coleman requested that a condition of income verification be added to the ordinance. He also requested that a ratio of 1:3/4 (rounded to the nearest ½) of bedrooms to bathrooms be incorporated as a condition.

Alderman Haven-O’Donnell requested a copy of the condition matrix that Ken Reiter referenced.

The Board requested that this item be returned to the Board on November 15, 2011.



TOWN OF CARRBORO

NORTH CAROLINA

MEMORANDUM

PLANNING DEPARTMENT

DELIVERED VIA: HAND MAIL FAX EMAIL

To: Matt Efird, Interim Town Manager
Mayor and Board of Aldermen

From: Patricia J. McGuire, Planning Director

Date: November 11, 2011

Subject: Follow-up to questions related to LUO Map Amendment related to four properties at or near 500 N. Greensboro Street

The Board of Aldermen requested information and revisions related to the draft ordinance amending the zoning map, as listed below. A response is provided for each item.

1) *Provide details from American Community Survey on "current state of what is available." (Rental housing availability).* The American Community Survey data (2005-2009) provides an overview of housing characteristics including ownership, occupancy, year built, cost, et cetera. Those data are included as *Attachment H*. The American Community Survey data provides information on renter occupied housing costs as a percentage of household income. Of 5,130 occupied rental units in Carrboro during the years 2005-2009, for 44 percent these costs represent more than 35 percent of their income.

The condition under consideration for the Shelton Station B-1(g)-CZ district bases, as does the Land Use Ordinance, affordability on area median income for the metropolitan statistical area (MSA) to which Carrboro is assigned, with proposed affordability aimed at those whose income does not exceed 60 percent of the area median. The current area median income for the Durham Chapel Hill MSA is \$67,800. It may be of interest that the American Community Survey indicates that the median household income for Carrboro is \$39,366. The difference between the two figures underscores the need to look closely at housing costs and availability in Carrboro in deciding how to restructure the affordable housing strategy.

An estimate of housing costs in association with income at 60 percent and 80 percent of the area median income is shown below.

	Cost (Income Limit) One- person household	Cost (Income Limit) Two-person household	Cost (Income Limit) Three- person household	Cost (Income Limit) Four-person household
60 % AMI	\$712.50 (28,500)	\$814.50 (32,580)	\$916.50 (36,660)	\$1017 (40, 680)
80% AMI	\$949 (38,000)	\$1084 (43,400)	\$1021 (40,850)	\$1133 (45,350)

The Town of Chapel Hill produced a Residential Market Study in 2010 (<http://www.ci.chapel-hill.nc.us/Modules/ShowDocument.aspx?documentid=8970>) that includes a section on rental affordability (see page 51 of the report). The report found that there is some difficulty in determining affordability of rental units due to the preponderance of student housing, but that overall 15 of the 20 apartment developments surveyed in Chapel Hill have units that are affordable for households at or below 50-80 percent of AMI. It was noted, however, that there are many more affordable 1-bedroom units than larger ones. Rental unit costs for Carrboro have not been surveyed.

2) List LEED silver certification requirements (and denote items utilized by fire station #2) – Would conditions meet criteria, what else could be done to get to silver?

The checklist used for this type of project is attached (*Attachment I*) and illustrates that, since 35 is the maximum number of points available in any category, construction elements/activities from at least two categories would be needed to achieve LEED silver (a minimum of 50 points). Of the conditions set forth in the draft ordinance, LEED points would appear to be eligible for # 1, 2, 5, 6, 8, 9, and 10. The Town committed to LEED silver during construction of Fire Station No. 2. A copy of the LEED checklist for the fire station is attached (*Attachment J*).

3) Provide comparison of 12/09 GHG resolution and LEED standards. On December 8, 2009, the Board of Aldermen adopted a resolution entitled “A resolution to take responsibility in a socially just manner for Carrboro’s portion of CO2 in the atmosphere; toward getting the atmosphere back to a safe level below 350 ppm of CO2 (*Attachment K*). Of the LEED elements associated with New Construction (staff has not examined the checklists for other LEED projects), those that provide the strongest link to reduced energy usage would appear to be those that most strongly support the commitment made by the Board of Aldermen in 2009. These site and building features include those that provide credits for alternative transportation, heat island effect, water efficiency, building energy and atmosphere, materials and resources, particularly reuse, and day lighting. In its’ 2009 Greenhouse Gas Emissions update, a UNC Capstone Team was not able to identify a strategy for directly linking the Town’s emissions footprint to the global accumulation of CO2 that yields the +350 ppm.

- 4) *Add new condition re: income verification requirements.* See draft ordinance, condition #11.
- 5) *Modify condition 4: 0.75 bathrooms per bedroom.* See draft ordinance, condition # 4.
- 6) *Provide matrix send by applicant.* Copy is provided as *Attachment L*.
- 7) *Examine use of solar hot water/PV* - DELTA intern, Vanessa Fixmer-Oraiz, working with Town staff this past summer, identified two solar thermal projects of similar scale to the proposed Shelton Station. The first is the Glen Rock Depot project in Asheville, NC. This workforce housing development of 60 units and 9,000 square feet of commercial space includes 60 solar hot water panels (<http://pollinateasheville.com/2010/06/29/glen-rock-depot-installs-60-hot-water-solar-panels/>). The second project is the Morrison Dorm on the campus of the University of North Carolina at Chapel Hill. The dormitory, which provides housing for over 800 students, includes 172 solar thermal panels for hot water heating. Staff understands that the petitioner is considering solar thermal for this project.
- 8) *Revise conditions 3, 14, 16.* Done. The wording of the condition is as presented previously, as agreed to by the petitioner and staff. This condition language is rather narrowly written to make it clear that the Board of Aldermen would not be pre-approving compliance with Land Use Ordinance requirements that must be addressed when a conditional use permit application, as will be needed for the development itself and not only the zoning classification under consideration at present, is later submitted and reviewed. The reference to consistency (“substantially in accordance with”) was not included in the condition because the conditional use permit review and approval process will, among other things, involve an assessment of the project’s compliance with the parking, architectural, and neighborhood protection provisions. The condition will limit the uses, which could be included in a subsequent conditional use permit application to those for which sufficient parking can be provided.
- 9) *Revise conditions 5, 7, 13, and 15 regarding affordable housing.* Done. See revised draft ordinance, condition # 5.
- 10) *Revise conditions 15, 35 regarding green parking.* Done. See revised draft ordinance, condition # 9.
- 11) *Delete conditions 10, 12, and 3.* Done. See revised draft ordinance.
- 12) *Provide information regarding 3 other conditional rezoning requests since 2008.* Conditional zoning was established in May 2008 in conjunction with a request from property owners of 102 Center Street to expand commercial opportunities for an existing mill house. Only one type of CZ district was established at the time, the B-2-CZ. In March 2010, the Board of Aldermen received a request to establish a B-1(g)-CZ district in conjunction with a request to rezone 500 N. Greensboro Street to allow for construction of a two-story office building and to relocate and reuse existing residences on the property. A text amendment

ATTACHMENT E - 4

providing for the establishment of B-1(g)-CZ districts was approved in April 2010. The table below summarizes conditional rezonings that have taken place to date.

Address	District (former)	Lot size	Uses	Date
102 Center Street	B-2-CZ (R-7.5)	.203 acres	Office, bed and breakfast, residential, home occupation	May 27, 2008
401 N. Greensboro Street	B-2-CZ (R-7.5)	.29 acres	Residential, specialty high-volume retail, art gallery, office	October 28, 2008
500 N. Greensboro Street	B-1(g)-CZ (CT)	.68 acres	Office	April 27, 2010

Patricia J. McGuire

From: Kenneth Reiter [kreiter@belmontsayre.com]
Sent: Wednesday, November 02, 2011 3:36 PM
To: Patricia J. McGuire
Cc: Martin Roupe; Lydia Lavelle
Subject: RE: Tax data for proposed developments
Attachments: 2011october31 tax value sales tax projections REV2.pdf

All -

Just one clarification, the project will have an undeveloped value tax bill in 2013, and will not have a developed value tax bill until 2014 on the current timeline. Property is taxed as it exists as of Jan 1 of each year. I moved the tax impact back one year accordingly.

Ken

From: Kenneth Reiter [<mailto:kreiter@belmontsayre.com>]
Sent: Tuesday, November 01, 2011 5:56 AM
To: 'Patricia J. McGuire'
Cc: 'Martin Roupe'; 'Lydia Lavelle'
Subject: RE: Tax data for proposed developments
Importance: High

Trish -

Please see the attached calculations of the property taxes and sales taxes to be generated from the project.

* On the property tax calculation, we used 80% of the costs of the project converting into taxable assessed value.

* On sales tax, we used \$350 psf of retail space as an estimate of the sales generated from retail uses.

Please call me if you have any questions.

Ken

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

From: Patricia J. McGuire [<mailto:PMcGuire@ci.carrboro.nc.us>]
Sent: Thursday, October 27, 2011 12:52 PM
To: kreiter@belmontsayre.com
Cc: Martin Roupe
Subject: FW: Tax data for proposed developments

Dear Ken,

Alderman Lavelle has requested that you provide an estimate of property tax and sales tax revenue if the Shelton Station project is ultimately approved. Would you be able to do so by November 9th? Sooner would also be fine.

Thanks.

Belmont Sayre, LLC
Shelton Station
 Financial Projection - Property Taxes and Sales & Use Taxes
 For the Period June 1, 2013 to June 1, 2033

Tax Rate: 100%		PROPERTY TAX										SALES TAX				
Bldg A 1.8368		Building A				Building B				AM		Building A				
Bldg B 1.6388		Commercial - Multi-Family	Commercial - Office / Retail	Less	Total	Commercial - Multi-Family	Commercial - Office / Retail	Less	Total			Commercial - Retail	Sales per SF	Less	Total	
Sales 0.0873		\$ 1,105,000	\$ 4,860,000	\$ 380,378	\$ 5,224,822	\$ 6,480,000	\$ -	\$ 944,787	\$ 5,535,213			15,000	\$ 380	\$ -	\$ 5,250,000	
Year 1	2011															
2	2012															
3	2013															
4	2014	18,078	73,811	(8,222)	85,465	105,873	-	(15,455)	90,218	175,083	354,375	-	-	-	354,375	
5	2015	18,078	73,811	(8,222)	85,465	105,873	-	(15,455)	90,218	175,083	354,375	-	-	-	354,375	
6	2016	18,078	73,811	(8,222)	85,465	105,873	-	(15,455)	90,218	175,083	354,375	-	-	-	354,375	
7	2017	19,161	78,028	(8,222)	90,967	112,013	-	(15,455)	96,558	187,525	375,838	-	-	-	375,838	
8	2018	19,161	78,028	(8,222)	90,967	112,013	-	(15,455)	96,558	187,525	375,838	-	-	-	375,838	
9	2019	19,161	78,028	(8,222)	90,967	112,013	-	(15,455)	96,558	187,525	375,838	-	-	-	375,838	
10	2020	19,161	78,028	(8,222)	90,967	112,013	-	(15,455)	96,558	187,525	375,838	-	-	-	375,838	
11	2021	20,311	82,710	(8,222)	96,799	118,734	-	(15,455)	103,279	200,078	398,176	-	-	-	398,176	
12	2022	20,311	82,710	(8,222)	96,799	118,734	-	(15,455)	103,279	200,078	398,176	-	-	-	398,176	
13	2023	20,311	82,710	(8,222)	96,799	118,734	-	(15,455)	103,279	200,078	398,176	-	-	-	398,176	
14	2024	20,311	82,710	(8,222)	96,799	118,734	-	(15,455)	103,279	200,078	398,176	-	-	-	398,176	
15	2025	21,530	87,873	(8,222)	102,981	125,858	-	(15,455)	110,403	213,384	422,067	-	-	-	422,067	
16	2026	21,530	87,873	(8,222)	102,981	125,858	-	(15,455)	110,403	213,384	422,067	-	-	-	422,067	
17	2027	21,530	87,873	(8,222)	102,981	125,858	-	(15,455)	110,403	213,384	422,067	-	-	-	422,067	
18	2028	21,530	87,873	(8,222)	102,981	125,858	-	(15,455)	110,403	213,384	422,067	-	-	-	422,067	
19	2029	22,822	92,833	(8,222)	109,533	133,409	-	(15,455)	117,954	227,487	447,391	-	-	-	447,391	
20	2030	22,822	92,833	(8,222)	109,533	133,409	-	(15,455)	117,954	227,487	447,391	-	-	-	447,391	
21	2031	22,822	92,833	(8,222)	109,533	133,409	-	(15,455)	117,954	227,487	447,391	-	-	-	447,391	
22	2032	22,822	92,833	(8,222)	109,533	133,409	-	(15,455)	117,954	227,487	447,391	-	-	-	447,391	
23	2033	24,191	98,509	(8,222)	116,478	141,414	-	(15,455)	125,959	242,437	474,234	-	-	-	474,234	
24	2034	24,191	98,509	(8,222)	116,478	141,414	-	(15,455)	125,959	242,437	474,234	-	-	-	474,234	
Total		\$ 437,806	\$ 1,783,327	\$ (190,882)	\$ 2,090,471	\$ 2,558,993	\$ -	\$ (924,858)	\$ 2,338,348	\$ 4,325,819	\$ 6,884,881	\$ -	\$ -	\$ -	\$ 6,884,881	

(1) Projection assumes project completion in 2013. The project will have an undeveloped value tax bill in 2013 and developed value tax bill until 2014. Property is taxed as if exists as of Jan 1 of each year.
 (2) Assumes tax base / sales increments with a 6.00% annual assessment increase (comes in every 5th year).

Valuation of Shelton Station - Building A

Commercial - Multifamily - Market	12 units	\$85,000 per unit	\$ 1,020,000
Commercial - Multifamily - Affordable	2 units	\$42,500 per unit	\$ 85,000
Commercial - Retail	15,000 sf	\$150 per sf	\$ 2,250,000
Commercial - Office	15,000 sf	\$150 per sf	\$ 2,250,000
			\$ 5,605,000

Valuation of Shelton Station - Building B

Commercial - Multifamily - Market	72 units	\$85,000 per unit	\$ 6,120,000
Commercial - Multifamily - Affordable	6 units	\$42,500 per unit	\$ 255,000
			\$ 6,460,000

Base Value Calculations

Parcel 1	\$ 380,378
Parcel 2	\$ 381,969
Parcel 3	\$ 299,999
Parcel 4	\$ 292,819
	\$ 944,787

Note: Above calculations include BOTH land AND buildings.

Estimated Sales Per Square Foot

Estimated Sales per Square Foot	\$ 350.00
Sales & Use Tax Rate	6.75%

http://www.domc.com/taxes/sales/salesrates_10-11.html



Shelton Station at N. Greensboro Street frontage – SketchUp illustration, prepared by Jeff Kleaveland. This mockup was prepared without a field survey. Scale as shown is based on GIS contours and site specific measurements correlated to the photograph.

Selected Housing Characteristics: 2005-2009
 Data Set: 2005-2009 American Community Survey 5-Year Estimates
 Survey: American Community Survey
 Geographic Area: Carrboro town, North Carolina

NOTE: Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.
 For more information on confidentiality protection, sampling error, nonsampling error, and definitions, see Survey Methodology.

Selected Housing Characteristics	Estimate	Margin of Error (+/-)	Percent	Margin of Error (+/-)
HOUSING OCCUPANCY				
Total housing units	9,235	385	9,235	(X)
Occupied housing units	8,418	325	91.2%	2.2
Vacant housing units	817	219	8.8%	2.2
Homeowner vacancy rate	1.1	1.7	(X)	(X)
Rental vacancy rate	11	3.5	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	9,235	385	9,235	(X)
1-unit, detached	3,299	286	35.7%	3
1-unit, attached	498	131	5.4%	1.4
2 units	389	141	4.2%	1.5
3 or 4 units	576	161	6.2%	1.7
5 to 9 units	910	244	9.9%	2.6

10 to 19 units	2,107	344	22.8%	3.5
20 or more units	1,357	261	14.7%	2.7
Mobile home	99	57	1.1%	0.6
Boat, RV, van, etc.	0	127	0.0%	0.4

YEAR STRUCTURE BUILT

Total housing units	9,235	385	9,235	(X)
Built 2005 or later	160	52	1.7%	0.6
Built 2000 to 2004	693	186	7.5%	1.9
Built 1990 to 1999	2,330	330	25.2%	3.4
Built 1980 to 1989	2,316	311	25.1%	3.3
Built 1970 to 1979	2,221	315	24.0%	3.3
Built 1960 to 1969	956	253	10.4%	2.7
Built 1950 to 1959	289	131	3.1%	1.4
Built 1940 to 1949	109	55	1.2%	0.6
Built 1939 or earlier	161	85	1.7%	0.9

ROOMS

Total housing units	9,235	385	9,235	(X)
1 room	53	63	0.6%	0.7
2 rooms	419	147	4.5%	1.6
3 rooms	1,816	290	19.7%	3.1
4 rooms	2,892	365	31.3%	3.5
5 rooms	1,164	277	12.6%	2.9
6 rooms	866	227	9.4%	2.5
7 rooms	632	200	6.8%	2.1
8 rooms	428	110	4.6%	1.2
9 rooms or more	965	148	10.4%	1.6
Median rooms	4.3	0.1	(X)	(X)

BEDROOMS

Total housing units	9,235	385	9,235	(X)
----------------------------	--------------	------------	--------------	------------

No bedroom	53	63	0.6%	0.7
1 bedroom	1,984	340	21.5%	3.6
2 bedrooms	3,872	416	41.9%	3.8
3 bedrooms	1,746	270	18.9%	2.9
4 bedrooms	1,272	171	13.8%	1.8
5 or more bedrooms	308	91	3.3%	1
HOUSING TENURE				
Occupied housing units	8,418	325	8,418	(X)
Owner-occupied	3,242	272	38.5%	3.4
Renter-occupied	5,176	408	61.5%	3.4
Average household size of owner-occupied unit	2.69	0.13	(X)	(X)
Average household size of renter-occupied unit	1.73	0.09	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	8,418	325	8,418	(X)
Moved in 2005 or later	4,185	379	49.7%	3.8
Moved in 2000 to 2004	2,385	314	28.3%	3.6
Moved in 1990 to 1999	1,393	218	16.5%	2.5
Moved in 1980 to 1989	254	96	3.0%	1.1
Moved in 1970 to 1979	100	62	1.2%	0.7
Moved in 1969 or earlier	101	60	1.2%	0.7
VEHICLES AVAILABLE				
Occupied housing units	8,418	325	8,418	(X)
No vehicles available	883	222	10.5%	2.6
1 vehicle available	3,798	426	45.1%	4.2
2 vehicles available	2,789	292	33.1%	3.4
3 or more vehicles available	948	222	11.3%	2.7
HOUSE HEATING FUEL				

Occupied housing units	8,418	325	8,418	(X)
Utility gas	2,911	333	34.6%	3.9
Bottled, tank, or LP gas	110	72	1.3%	0.8
Electricity	5,270	397	62.6%	3.8
Fuel oil, kerosene, etc.	24	29	0.3%	0.3
Coal or coke	0	127	0.0%	0.4
Wood	47	37	0.6%	0.4
Solar energy	30	18	0.4%	0.2
Other fuel	17	25	0.2%	0.3
No fuel used	9	14	0.1%	0.2
SELECTED CHARACTERISTICS				
Occupied housing units	8,418	325	8,418	(X)
Lacking complete plumbing facilities	28	45	0.3%	0.5
Lacking complete kitchen facilities	28	45	0.3%	0.5
No telephone service available	603	209	7.2%	2.4
OCCUPANTS PER ROOM				
Occupied housing units	8,418	325	8,418	(X)
1.00 or less	8,322	338	98.9%	0.8
1.01 to 1.50	96	70	1.1%	0.8
1.51 or more	0	127	0.0%	0.4
VALUE				
Owner-occupied units	3,242	272	3,242	(X)
Less than \$50,000	61	52	1.9%	1.6
\$50,000 to \$99,999	27	25	0.8%	0.8
\$100,000 to \$149,999	316	181	9.7%	5.2
\$150,000 to \$199,999	426	165	13.1%	4.6
\$200,000 to \$299,999	735	166	22.7%	5
\$300,000 to \$499,999	1,135	156	35.0%	5
\$500,000 to \$999,999	514	104	15.9%	3.3

\$1,000,000 or more	28	31	0.9%	1
Median (dollars)	307,600	21,290	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	3,242	272	3,242	(X)
Housing units with a mortgage	2,572	254	79.3%	4.6
Housing units without a mortgage	670	164	20.7%	4.6
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	2,572	254	2,572	(X)
Less than \$300	0	127	0.0%	1.4
\$300 to \$499	15	26	0.6%	1
\$500 to \$699	25	28	1.0%	1.1
\$700 to \$999	205	73	8.0%	2.8
\$1,000 to \$1,499	483	199	18.8%	6.6
\$1,500 to \$1,999	560	119	21.8%	4.2
\$2,000 or more	1,284	125	49.9%	5.5
Median (dollars)	1,998	129	(X)	(X)
Housing units without a mortgage				
Housing units without a mortgage	670	164	670	(X)
Less than \$100	0	127	0.0%	5.4
\$100 to \$199	40	58	6.0%	8.4
\$200 to \$299	52	51	7.8%	7.1
\$300 to \$399	172	162	25.7%	21.4
\$400 or more	406	109	60.6%	20.5
Median (dollars)	511	186	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A				
where SMOCAPI cannot be computed)	2,565	256	2,565	(X)
Less than 20.0 percent	877	154	34.2%	6.2
20.0 to 24.9 percent	351	110	13.7%	4.3
25.0 to 29.9 percent	464	175	18.1%	6

30.0 to 34.9 percent	254	95	9.9%	3.7
35.0 percent or more	619	169	24.1%	5.9
Not computed	7	11	(X)	(X)
where SMOCAPI cannot be computed)	670	164	670	(X)
Less than 10.0 percent	217	76	32.4%	12.4
10.0 to 14.9 percent	117	55	17.5%	8.8
15.0 to 19.9 percent	47	37	7.0%	6
20.0 to 24.9 percent	44	46	6.6%	7.1
25.0 to 29.9 percent	15	25	2.2%	3.7
30.0 to 34.9 percent	11	19	1.6%	2.8
35.0 percent or more	219	163	32.7%	19
Not computed	0	127	(X)	(X)
GROSS RENT				
Occupied units paying rent	5,130	401	5,130	(X)
Less than \$200	8	13	0.2%	0.3
\$200 to \$299	35	43	0.7%	0.9
\$300 to \$499	209	100	4.1%	1.9
\$500 to \$749	2,019	308	39.4%	5.1
\$750 to \$999	2,136	324	41.6%	5.4
\$1,000 to \$1,499	600	153	11.7%	2.8
\$1,500 or more	123	80	2.4%	1.5
Median (dollars)	779	27	(X)	(X)
No rent paid	46	40	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD				
GRAPI cannot be computed)	5,037	384	5,037	(X)
Less than 15.0 percent	445	155	8.8%	3.1

15.0 to 19.9 percent	439	133	8.7%	2.6
20.0 to 24.9 percent	562	150	11.2%	3.1
25.0 to 29.9 percent	790	210	15.7%	4.1
30.0 to 34.9 percent	607	223	12.1%	4.3
35.0 percent or more	2,194	365	43.6%	5.6
Not computed	139	90	(X)	(X)

Source: U.S. Census Bureau, 2005-2009 American Community Survey

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Notes:

· Caution should be used when comparing data for Number of Rooms between 2008 and 2009. A data collection error was identified for 2008 impacting the "1 room" category. For more information please see Errata Note #54.

· Caution should be used when comparing data for Number of Bedrooms between 2008 and 2009. A data collection error was identified for 2008 impacting the "0 bedrooms" category. For more information please see Errata Note #54.

· The 2005-2009 plumbing data for Puerto Rico will not be shown. Research indicates that the questions on plumbing facilities that were introduced in 2008 in the stateside American Community Survey and the 2008 Puerto Rico Community Survey may not have been appropriate for Puerto Rico.

· Caution should be used when comparing data for Telephone Service Availability between 2008 and 2009. A data collection error was identified for 2008 impacting the "no" category and underreporting those who did not have telephone service available. For more information please see Errata Note #53.

· Caution should be used when comparing data for Occupants per Room between 2008 and 2009. A data collection error was identified for 2008 impacting the "1 room" category. For more information please see Errata Note #54.

· In prior years, the universe included all owner-occupied units with a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

· In prior years, the universe included all owner-occupied units without a mortgage. It is now restricted to include only those units where

LEED 2009 FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS PROJECT CHECKLIST

Sustainable Sites		26 Possible Points
<input checked="" type="checkbox"/>	Prerequisite 1 Construction Activity Pollution Prevention	Required
<input type="checkbox"/>	Credit 1 Site Selection	1
<input type="checkbox"/>	Credit 2 Development Density and Community Connectivity	5
<input type="checkbox"/>	Credit 3 Brownfield Redevelopment	1
<input type="checkbox"/>	Credit 4.1 Alternative Transportation—Public Transportation Access	6
<input type="checkbox"/>	Credit 4.2 Alternative Transportation—Bicycle Storage and Changing Rooms	1
<input type="checkbox"/>	Credit 4.3 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
<input type="checkbox"/>	Credit 4.4 Alternative Transportation—Parking Capacity	2
<input type="checkbox"/>	Credit 5.1 Site Development—Protect or Restore Habitat	1
<input type="checkbox"/>	Credit 5.2 Site Development—Maximize Open Space	1
<input type="checkbox"/>	Credit 6.1 Stormwater Design—Quantity Control	1
<input type="checkbox"/>	Credit 6.2 Stormwater Design—Quality Control	1
<input type="checkbox"/>	Credit 7.1 Heat Island Effect—Nonroof	1
<input type="checkbox"/>	Credit 7.2 Heat Island Effect—Roof	1
<input type="checkbox"/>	Credit 8 Light Pollution Reduction	1
Water Efficiency		10 Possible Points
<input checked="" type="checkbox"/>	Prerequisite 1 Water Use Reduction	Required
<input type="checkbox"/>	Credit 1 Water Efficient Landscaping	2-4
<input type="checkbox"/>	Credit 2 Innovative Wastewater Technologies	2
<input type="checkbox"/>	Credit 3 Water Use Reduction	2-4
Energy and Atmosphere		35 Possible Points
<input checked="" type="checkbox"/>	Prerequisite 1 Fundamental Commissioning of Building Energy Systems	Required
<input checked="" type="checkbox"/>	Prerequisite 2 Minimum Energy Performance	Required
<input checked="" type="checkbox"/>	Prerequisite 3 Fundamental Refrigerant Management	Required
<input type="checkbox"/>	Credit 1 Optimize Energy Performance	1-19
<input type="checkbox"/>	Credit 2 On-site Renewable Energy	1-7
<input type="checkbox"/>	Credit 3 Enhanced Commissioning	2
<input type="checkbox"/>	Credit 4 Enhanced Refrigerant Management	2
<input type="checkbox"/>	Credit 5 Measurement and Verification	3
<input type="checkbox"/>	Credit 6 Green Power	2
Materials and Resources		14 Possible Points
<input checked="" type="checkbox"/>	Prerequisite 1 Storage and Collection of Recyclables	Required
<input type="checkbox"/>	Credit 1.1 Building Reuse—Maintain Existing Walls, Floors and Roof	1-3
<input type="checkbox"/>	Credit 1.2 Building Reuse—Maintain Existing Interior Nonstructural Elements	1
<input type="checkbox"/>	Credit 2 Construction Waste Management	1-2
<input type="checkbox"/>	Credit 3 Materials Reuse	1-2
<input type="checkbox"/>	Credit 4 Recycled Content	1-2

LEED 2009 FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS RATING SYSTEM
WITH ALTERNATIVE COMPLIANCE PATHS FOR PROJECTS OUTSIDE THE U.S.

<input type="checkbox"/>	Credit 5	Regional Materials	1-2
<input type="checkbox"/>	Credit 6	Rapidly Renewable Materials	1
<input type="checkbox"/>	Credit 7	Certified Wood	1

Indoor Environmental Quality

15 Possible Points

<input checked="" type="checkbox"/>	Prerequisite 1	Minimum Indoor Air Quality Performance	Required
<input checked="" type="checkbox"/>	Prerequisite 2	Environmental Tobacco Smoke (ETS) Control	Required
<input type="checkbox"/>	Credit 1	Outdoor Air Delivery Monitoring	1
<input type="checkbox"/>	Credit 2	Increased Ventilation	1
<input type="checkbox"/>	Credit 3.1	Construction Indoor Air Quality Management Plan—During Construction	1
<input type="checkbox"/>	Credit 3.2	Construction Indoor Air Quality Management Plan—Before Occupancy	1
<input type="checkbox"/>	Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
<input type="checkbox"/>	Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
<input type="checkbox"/>	Credit 4.3	Low-Emitting Materials—Flooring Systems	1
<input type="checkbox"/>	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
<input type="checkbox"/>	Credit 5	Indoor Chemical and Pollutant Source Control	1
<input type="checkbox"/>	Credit 6.1	Controllability of Systems—Lighting	1
<input type="checkbox"/>	Credit 6.2	Controllability of Systems—Thermal Comfort	1
<input type="checkbox"/>	Credit 7.1	Thermal Comfort—Design	1
<input type="checkbox"/>	Credit 7.2	Thermal Comfort—Verification	1
<input type="checkbox"/>	Credit 8.1	Daylight and Views—Daylight	1
<input type="checkbox"/>	Credit 8.2	Daylight and Views—Views	1

Innovation in Design

6 Possible Points

<input type="checkbox"/>	Credit 1	Innovation in Design	1-5
<input type="checkbox"/>	Credit 2	LEED Accredited Professional	1

Regional Priority

4 Possible Points

<input type="checkbox"/>	Credit 1	Regional Priority	1-4
--------------------------	----------	-------------------	-----

LEED 2009 for New Construction and Major Renovations

100 base points; 6 possible Innovation in Design and 4 Regional Priority points

Certified	40–49 points
Silver	50–59 points
Gold	60–79 points
Platinum	80 points and above



LEED for New Construction v2.2 Registered Project Checklist

Revised: 04.06.09 - mtb.

Project Name: Carrboro Fire and Rescue Station No. 2
Project Address: Carrboro, NC

Yes ? No

8 **6** **Sustainable Sites** **14 Points**

<input type="checkbox"/>	Prereq 1	Construction Activity Pollution Prevention	Required
<input checked="" type="checkbox"/>	Credit 1	Site Selection	1
<input type="checkbox"/>	Credit 2	Development Density & Community Connectivity	1
<input type="checkbox"/>	Credit 3	Brownfield Redevelopment	1
<input type="checkbox"/>	Credit 4.1	Alternative Transportation, Public Transportation Access	1
<input checked="" type="checkbox"/>	Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
<input checked="" type="checkbox"/>	Credit 4.3	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	1
<input type="checkbox"/>	Credit 4.4	Alternative Transportation, Parking Capacity	1
<input type="checkbox"/>	Credit 5.1	Site Development, Protect or Restore Habitat	1
<input checked="" type="checkbox"/>	Credit 5.2	Site Development, Maximize Open Space	1
<input type="checkbox"/>	Credit 6.1	Stormwater Design, Quantity Control	1
<input checked="" type="checkbox"/>	Credit 6.2	Stormwater Design, Quality Control	1
<input checked="" type="checkbox"/>	Credit 7.1	Heat Island Effect, Non-Roof	1
<input checked="" type="checkbox"/>	Credit 7.2	Heat Island Effect, Roof	1
<input checked="" type="checkbox"/>	Credit 8	Light Pollution Reduction	1

Yes ? No

4 **1** **Water Efficiency** **5 Points**

<input checked="" type="checkbox"/>	Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
<input checked="" type="checkbox"/>	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
<input checked="" type="checkbox"/>	Credit 2	Innovative Wastewater Technologies	1
<input checked="" type="checkbox"/>	Credit 3.1	Water Use Reduction, 20% Reduction	1
<input type="checkbox"/>	Credit 3.2	Water Use Reduction, 30% Reduction	1

6 **2**

Energy & Atmosphere **17 Points**

<input checked="" type="checkbox"/>	Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
<input checked="" type="checkbox"/>	Prereq 2	Minimum Energy Performance	Required
<input checked="" type="checkbox"/>	Prereq 3	Fundamental Refrigerant Management	Required

*Note for EA6: All LEED for New Construction projects registered after June 28th, 2007 are required to achieve at least two (2) points under EA6.

3	Credit 1	Optimize Energy Performance	1 to 10
<input type="checkbox"/>		10.5% New Buildings or 3.5% Existing Building Renovations	1
<input type="checkbox"/>		14% New Buildings or 7% Existing Building Renovations	2
<input checked="" type="checkbox"/>		17.5% New Buildings or 10.5% Existing Building Renovations	3
<input type="checkbox"/>		21% New Buildings or 14% Existing Building Renovations	4
<input type="checkbox"/>		24.5% New Buildings or 17.5% Existing Building Renovations	5
<input type="checkbox"/>		28% New Buildings or 21% Existing Building Renovations	6
<input type="checkbox"/>		31.5% New Buildings or 24.5% Existing Building Renovations	7
<input type="checkbox"/>		35% New Buildings or 28% Existing Building Renovations	8
<input type="checkbox"/>		38.5% New Buildings or 31.5% Existing Building Renovations	9
<input type="checkbox"/>		42% New Buildings or 35% Existing Building Renovations	10
<input checked="" type="checkbox"/>	Credit 2	On-Site Renewable Energy	1 to 3
<input checked="" type="checkbox"/>		2.5% Renewable Energy	1
<input type="checkbox"/>		7.5% Renewable Energy	2
<input type="checkbox"/>		12.5% Renewable Energy	3
<input type="checkbox"/>	Credit 3	Enhanced Commissioning	1
<input checked="" type="checkbox"/>	Credit 4	Enhanced Refrigerant Management	1
<input type="checkbox"/>	Credit 5	Measurement & Verification	1
<input checked="" type="checkbox"/>	Credit 6	Green Power	1

continued...

Yes ? No

5 8 Materials & Resources 13 Points

Yes	?	No			Required
			Prereq 1	Storage & Collection of Recyclables	Required
			Credit 1.1	Building Reuse , Maintain 75% of Existing Walls, Floors & Roof	1
			Credit 1.2	Building Reuse , Maintain 100% of Existing Walls, Floors & Roof	1
			Credit 1.3	Building Reuse , Maintain 50% of Interior Non-Structural Elements	1
			Credit 2.1	Construction Waste Management , Divert 50% from Disposal	1
			Credit 2.2	Construction Waste Management , Divert 75% from Disposal	1
			Credit 3.1	Materials Reuse , 5%	1
			Credit 3.2	Materials Reuse , 10%	1
			Credit 4.1	Recycled Content , 10% (post-consumer + ½ pre-consumer)	1
			Credit 4.2	Recycled Content , 20% (post-consumer + ½ pre-consumer)	1
			Credit 5.1	Regional Materials , 10% Extracted, Processed & Manufactured Regic	1
			Credit 5.2	Regional Materials , 20% Extracted, Processed & Manufactured Regic	1
			Credit 6	Rapidly Renewable Materials	1
			Credit 7	Certified Wood	1

Yes ? No

10 5 Indoor Environmental Quality 15 Points

Yes	?	No			Required
			Prereq 1	Minimum IAQ Performance	Required
			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
			Credit 1	Outdoor Air Delivery Monitoring	1
			Credit 2	Increased Ventilation	1
			Credit 3.1	Construction IAQ Management Plan , During Construction	1
			Credit 3.2	Construction IAQ Management Plan , Before Occupancy	1
			Credit 4.1	Low-Emitting Materials , Adhesives & Sealants	1
			Credit 4.2	Low-Emitting Materials , Paints & Coatings	1
			Credit 4.3	Low-Emitting Materials , Carpet Systems	1
			Credit 4.4	Low-Emitting Materials , Composite Wood & Agrifiber Products	1
			Credit 5	Indoor Chemical & Pollutant Source Control	1
			Credit 6.1	Controllability of Systems , Lighting	1
			Credit 6.2	Controllability of Systems , Thermal Comfort	1
			Credit 7.1	Thermal Comfort , Design	1
			Credit 7.2	Thermal Comfort , Verification	1
			Credit 8.1	Daylight & Views , Daylight 75% of Spaces	1
			Credit 8.2	Daylight & Views , Views for 90% of Spaces	1

Yes ? No

4 1 Innovation & Design Process 5 Points

			Credit 1.1	Innovation in Design: Educational Signage	1
			Credit 1.2	Innovation in Design: Specimen Tree Preservation	1
			Credit 1.3	Innovation in Design: Reclaimed Rainwater System	1
			Credit 1.4	Innovation in Design:	1
			Credit 2	LEED® Accredited Professional	1

Yes ? No

37 23 Project Totals (pre-certification estimates) 69 Points

Certified: 26-32 points, Silver: 33-38 points, Gold: 39-51 points, Platinum: 52-69 p

The following resolution was introduced by Alderman Sammy Slade and duly seconded by Alderman Randee Haven-O'Donnell.

A RESOLUTION TO TAKE RESPONSIBILITY IN A SOCIALLY JUST MANNER FOR
CARRBORO'S PORTION OF CO2 IN THE ATMOSPHERE; TOWARD GETTING THE
ATMOSPHERE BACK TO A SAFE LEVEL BELOW 350 ppm OF CO2

Resolution No. 78/2009-10

WHEREAS, if humanity wishes to preserve a planet similar to that on which civilization developed and to which life on Earth is adapted, paleoclimate evidence and ongoing climate change suggest that CO2 will need to be reduced from its current 385 ppm to at most 350 ppm, but likely less than that; and

WHEREAS, to achieve the 350 ppm target, scientists have calculated that the major industrialized nations need to cut their CO2 emissions by 40% from 1990 levels by 2020; and

WHEREAS, the Copenhagen Climate Change Summit (December 7-18) is the UN meeting and deadline for preventing dangerous global warming; and

WHEREAS, the Obama administration in Copenhagen is expected to offer a promise that the equivalent of 4% CO2 emissions will be cut from 1990 levels by 2020; and

WHEREAS, the climate bill passed by the U.S. House of Representatives, as well as legislation currently pending in the Senate, would eliminate EPA's authority under the Clean Air Act to designate greenhouse gases as criteria air pollutants and to set a cap on such emissions; and

WHEREAS, International and National scales of governance are failing to be responsible and to take the necessary action to preserve a planet similar to that on which civilization developed and to which life on Earth is adapted.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

Section 1. The town of Carrboro commits to taking responsibility in a socially just manner for its share of CO2 emissions in the atmosphere.

Section 2. The Town of Carrboro will seek, and will facilitate the community at large, to cut CO2 emissions by its proportion of the amount which is required to stabilize the climate back to less than 350 ppm of CO2 in the atmosphere in time for a 90% probability for success as defined by the most up to date scientific consensus.

Section 3. This resolution shall be referred to staff for further evaluation of what measures will be needed to achieve this target for the Town of Carrboro and the community at large.

Section 4. The Town of Carrboro will make a formal request to the County Commissioners, Representative Verla Insko, Representative Bill Faison, Speaker of the House Joe Hackney, N.C. Senator Ellie Kinnaird, Congressman David Price, U.S. Senator Kay Hagan, U.S. Senator

Richard Burr, and President Barack Obama, to take any and all necessary actions required to facilitate for Carrboro the achievement of the responsible ambition to combat Climate Change in time for a 90% probability for success as defined by the most up to date scientific consensus.

Section 5. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote received the following vote and was duly adopted this 8th day of December 2009:

Ayes: Dan Coleman, Sammy Slade, Lydia Lavelle, Mark Chilton, Joal Hall Broun, Jacquelyn Gist, Randee Haven-O'Donnell

Noes: None

Absent or Excused: None

