

# Part I

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE  
APPROXIMATELY 1.48 ACRES OF PROPERTY KNOWN AS 201 NORTH GREENSBORO  
STREET FROM R-7.5, B-2, B-1(C) DNP, TO B-1(C)-CU, DNP

**\*\*DRAFT\*\***

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

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

That property being described on Orange County Tax Maps as:

Chapel Hill Township, 104 Center Street (PIN 9778-86-2648), 105 Short Street (PIN 9778-86-2724), 101 Short Street (PIN 9778-86-3704), 203 North Greensboro Street (PIN 9778-86-3699), 201 North Greensboro Street (PIN 9778-86-3587) and, 100 West Weaver Street (Orange County PIN 9778-86-2555), encompassing approximately 1.48 acres as shown on the accompanying map titled, "Properties included within rezoning/CUP request know as 201 N. Greensboro Street," are hereby rezoned from R-7.5 (Residential, 7500 square feet per dwelling unit), B-2 (Fringe Commercial), B-1 (C) (Town Center Business), DNP (Downtown Neighborhood Protection Overlay) to B-1(C)-CU, DNP (Town Center Business-Conditional Use and Downtown Neighborhood Protection Overlay).

SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are repealed.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 \_\_\_\_\_ day of \_\_\_\_\_ 2013:

AYES:

NOTES:

ABSENT OR EXCUSED:



Document: LetterLandscape.mxd

## Rezoning Exhibit

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

Draft Resolution No.

WHEREAS, an amendment to the map of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: An Ordinance amending the Carrboro Zoning Map to rezone approximately 1.48 acres of property known as 201 North Greensboro Avenue from hereby rezoned from R-7.5 (Residential, 7500 square feet per dwelling unit), B-2 (Fringe Commercial), B-1 (C) (Town Center Business), DNP (Downtown Neighborhood Protection Overlay) to B-1(C)-CU, DNP (Town Center Business-Conditional Use and Downtown Neighborhood Protection Overlay). The six tracts are more specifically known as: 104 Center Street (PIN 9778-86-2648), 105 Short Street (PIN 9778-86-2724), 101 Short Street (PIN 9778-86-3704), 203 North Greensboro Street (PIN 9778-86-3699), 201 North Greensboro Street (PIN 9778-86-3587) and, 100 West Weaver Street (Orange County PIN 9778-86-2555).

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*, particularly provisions 3.0 and 3.63 which speak to supporting the evolution of the downtown district while bringing in additional revenue from under-utilized properties.

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 further its goals, related to the nature of development, to encourage economic development in a way that is compatible with existing neighborhoods.

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 ZONING MAP  
OF THE CARRBORO LAND USE ORDINANCE

Draft Resolution No.

WHEREAS, an amendment to the map of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: An Ordinance amending the Carrboro Zoning Map to rezone approximately 1.48 acres of property known as 201 North Greensboro Avenue from hereby rezoned from R-7.5 (Residential, 7500 square feet per dwelling unit), B-2 (Fringe Commercial), B-1 (C) (Town Center Business), DNP (Downtown Neighborhood Protection Overlay) to B-1(C)-CU, DNP (Town Center Business-Conditional Use and Downtown Neighborhood Protection Overlay). The six tracts are more specifically known as: 104 Center Street (PIN 9778-86-2648), 105 Short Street (PIN 9778-86-2724), 101 Short Street (PIN 9778-86-3704), 203 North Greensboro Street (PIN 9778-86-3699), 201 North Greensboro Street (PIN 9778-86-3587) and, 100 West Weaver Street (Orange County PIN 9778-86-2555).

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

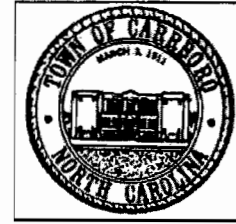
Section 1. The Board concludes that the above described amendment is NOT consistent with adopted policies.

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

Section 3. This resolution becomes effective upon adoption.

# TOWN OF CARRBORO

## PETITION FOR CHANGE OF ZONING



*"Dear Potential Business Operator:*

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

PETITIONER

Revco Discount Drug Centers, Inc.  
Debra Seaton  
James & Jerry Sparrow

DATE:

03/31/2011

**The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from R-75, B-1 (C), B-2, DNP Overlay to B-1 (C) Conditional Use zoning classification. The Petitioner furthermore submits the following information in support of this petition.**

**1. PETITIONER'S NAME:** Revco Discount Drug Centers, Inc.

**ADDRESS:** One CVS Drive, Woonsocket, RI 02895

**TELEPHONE #:** ( 704 ) 609-0418

**ADDITIONAL OWNERS:**

**PETITIONER'S NAME:** Debra L. Seaton

**ADDRESS:** 203 N. Greensboro Street, Carrboro, NC 27510

**TELEPHONE #:** ( 919 ) 968-3709

**PETITIONER'S NAME:** James and Jerry Sparrow

**ADDRESS:** 376 Dee Farrell Road, Pittsboro, NC 27312

**TELEPHONE #:** ( 919 ) 942-7339

2. INTEREST IN PROPERTY(IES):

Owners

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3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: City block encompassed by Weaver Street, Greensboro Street, Center Street, and Short Street less the Hamborsky property.

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4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:

a. OWNER: James and Jerry Sparrow

TAX MAP: 9778 BLOCK: 86 LOT: 2724 ACREAGE: 0.14 PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: 82' DEPTH: 76'

EXISTING STRUCTURES AND USES: Existing house and parking area utilized as a hair salon.

b. OWNER: Debra Seaton

TAX MAP: 9778 BLOCK: 86 LOT: 3699 ACREAGE: 0.43 PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: 167' DEPTH: 135'

EXISTING STRUCTURES AND USES: Existing house and gravel parking area utilized as dentist office

c. OWNER: Debra Seaton

TAX MAP: 9778 BLOCK: 86 LOT: 3704 ACREAGE: 0.18 PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: 86' DEPTH: 77'

EXISTING STRUCTURES AND USES: Gravel parking area

d. OWNER: Revco Discount Drug Centers, Inc.

TAX MAP: 9778 BLOCK: 86 LOT: 2648 ACREAGE: 0.20 PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: 65' DEPTH: 135'

EXISTING STRUCTURES AND USES: Vacant house

e. OWNER: Revco Discount Drug Centers, Inc.

TAX MAP: 9778 BLOCK: 86 LOT: 2555 ACREAGE: 0.20 PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: 135' DEPTH: 65'

EXISTING STRUCTURES AND USES: Existing parking lot

f. OWNER: Revco Discount Drug Centers, Inc.

TAX MAP: 9778 BLOCK: 86 LOT: 3587 ACREAGE: 0.33 PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: 102' DEPTH: 135'

EXISTING STRUCTURES AND USES: Vacant building

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 attached	See attached

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? Yes \_\_\_ NO X  
If "YES", WHEN? \_\_\_\_\_

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

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

The proposed use will front Greensboro Street. The proposed use is commercial in nature and is consistent with existing zoning, land uses, and development patterns along the Greensboro Street corridor; to the North of the site, across Greensboro Street, and south of the site. The B-1 (C) Town Center district encourages development around the themes associated with the Carr Mill Mall. The proposed building materials will also match the building materials at the Carr Mill Mall across Greensboro Street. The proposed project



will include a mix of uses to address the diversity of consumer needs in the area. The building will be limited to two-stories and provide an appropriate transition to the Residential properties west of Center Street (see plans for details). The building will be situated on the eastern portion of the property close to the Greensboro Street business corridor away from residential uses. Appropriate scale, massing, and pedestrian connectivity are also addressed in the project drawings. The B-1 (C) zoning district emphasizes pedestrian accommodations. Wide sidewalks will be provided along the Greensboro and Weaver Street frontages to accommodate pedestrians. An active pedestrian space with outdoor seating will be provided along Weaver Street.

Additionally, many of the allowable uses within the B-1 (C) zoning classification area are generally consistent in nature with the larger context and zoning framework of the business district. The proposed conditional use will further reinforce the existing character by providing a lower density transition from the "Main Street" grid into surrounding residential zoning districts. The proposed development will not require widening of adjacent downtown streets and will save some of the larger trees on the project site.

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

Greensboro Street and Weaver Street are major thoroughfares through Town for both vehicles and pedestrians. The commercial use is appropriate for this area and accommodates vehicular traffic with adequate parking areas; wide sidewalks to accommodate pedestrians; and a building oriented to serve vehicular and pedestrian traffic conveniently. The building screens portions of the parking areas from the street and the existing and proposed landscaping screen the parking from neighboring residential properties.

The property is uniquely located between the Carr Mill Mall area and adjacent residences. The Conditional Use portion of the rezoning will help better define the ultimate site layout and allow for a use that matches the adjacent Carr Mill Mall but also provides for less intense development adjacent to the residences.

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

The addition of new commercial building and new parking should be a benefit to the existing neighboring businesses. The proposed project will eliminate vacant buildings which may have been a detriment to property values. The relative scale and intensity of the project should not be detrimental to the property values of the adjacent residential

areas, as existing vegetation and proposed buffers will be provided on the west side of the property and be required as part of the conditional use zoning.

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

The rezoning allows this piece of property to be a transition from a dense commercial center to a residential area. The new zoning B-1 (C) is in harmony with the adjacent Carr Mill Mall. The zoning locates complementary uses in proximity to one another such as the adjacent Carr Mill Mall and businesses, but the conditional use portion of the zoning also achieves appropriate land use relationships to adjacent residential properties as the building is located in the southeastern corner of the property (see plans for details).

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

PETITIONER'S SIGNATURE: \_\_\_\_\_ See attachments \_\_\_\_\_

**PLEASE NOTE**

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

### **Conformance with Downtown Design Guidelines**

The proposed project addresses many of the goals identified in the Town of Carrboro Downtown Guidelines for Design including:

1. Promotes development of the Downtown Center by taking several underutilized vacant properties and increasing the density by providing for a two story mix of office and retail uses. This will increase the tax base for the Town in an area where dense development is desired.
2. Improves the quality of the physical environment by providing an inviting and attractive building fronting Greensboro Street that complements the existing character of the Carr Mill Mall.
3. Improves the architectural character of this area by reinforcing the architecture at the existing Carr Mill Mall.
4. Will provide for a wide variety of goods and services including convenience items, prescription drugs, a Minute Clinic, and office uses on the second floor.
5. Improves parking in the downtown area by providing surface parking adjacent to the uses and provides for an organized parking layout screened by the proposed building, existing landscaping, and new landscaping.
6. Strengthens the pedestrian character of the area by widening sidewalks on Greensboro and Weaver Street, a new sidewalk on Short Street, a safer crosswalk to Carr Mill Mall, and a sidewalk connection to Center Street.
7. Protects the existing community by screening new parking areas setback from Center Street with a 5' high brick wall and sensitive lighting.

Further improvements to the transportation network will include bike lane sharrows on Greensboro Street, right-of-way dedication to accommodate a future bike lane, street trees along Greensboro and Weaver Street, multiple bike racks on the facility, and retiming of pedestrian crossing signals in the vicinity of the project. Right-of-way has been dedicated along Weaver Street, Greensboro Street, and Short Street for additional sidewalk.

The project also maintains a significant amount of landscaping despite the dense nature of the development by saving numerous trees on the property and pushes parking to the rear of the property. Amenities such as benches and tables are provided at various locations on the project perimeter.

## **Conformance with Vision 2020 Plan**

The proposed project addresses and complies with many of the policies set forth within the Vision 2020 plan. The specific policies are noted below with descriptions of how the project addresses those guidelines:

- Human Services (Section 1.33) states there should be “focus particularly on transit needs easy access and proximity to health care and integration into the greater community”. The subject project will include a CVS Pharmacy and “Minute Clinic” and possibly other medical offices that would be able to provide convenient medicine and health care to citizens who ride the transit system as there is a bus stop to the east of the intersection on Weaver Street and also just North of Short Street on Greensboro Street.
- Human Services (Section 1.35) states “the Town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly...”. The project is located such that access is easy via the transit system, locally by pedestrian access, and provides adequate parking if car travel is preferred.
- Development (Section 2.11) states “town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility...develop a process to mediate disagreements between developers and residents of existing neighborhoods”. The subject project provides wide sidewalks along both Weaver Street and Greensboro Street, and a new sidewalk along Short Street. The proposed building façade will complement that of the adjacent Carr Mill Mall while providing a significant amount of glass on all sides of the building. There will be three entrances to the building for easy access from both the parking lots and the sidewalks. Strategies to minimize storm water impact on the site include an underground cistern, bio-retention areas, and pervious pavements. The proposed traffic associated with the development will be only about 3% of the total traffic adjacent to the project site. The development provide sharrows for bicyclists on southbound Greensboro Street along with street trees. The developer of the project has also been in communication with adjacent residents via four neighborhood meetings at various points of the project, and a brick wall will be installed with dense landscaping to screen parking areas along Center Street.
- Development (Section 2.12). The proposed project is not within a sensitive area such as a watershed or wetland that would adversely affect water supplies or habitat.
- Carrboro’s Character (Section 2.41). The proposed project includes a medium rise building with good public access and will provide the goods necessary to meet citizens’ everyday needs. The project emphasizes the character of the existing Carr Mill Mall across the street by mimicking the existing building Facades while also providing glass and a building landscape trellis on Weaver Street. The proposed building also has an area dedicated as an active pedestrian space for benches and tables that will allow people to work, gather, shop, and socialize on the project site

along Weaver Street. Bike racks are also provided at other corners of the building and a bench/landscape area is also provided on Center Street.

- Carrboro's Character (Section 2.42). As mentioned above, the development will complement the building façade of the existing Carr Mill Mall, does not require widening of adjacent streets, will add street trees along Greensboro and Weaver Street, and also maintains several of the larger existing trees on the property. Walkout balconies are also provided for the 2<sup>nd</sup> floor.
- Downtown Vitality (Section 3.21). The proposed plan increases the existing square footage on the properties, accommodates additional square footage by building upward not outward, which in turn increases the density on the property. The project will also improve the downtown infrastructure by adding parking, wider sidewalks, bike lane sharrows, new lighting, and code compliant landscaping. The project also proposes to retime the traffic signals in the Greensboro Street, Main Street, and Weaver Street "triangle" to improve traffic and pedestrian circulation and relocate the cross walk across from Carr Mill Mall.
- Downtown Vitality (Section 3.22). The building will be architecturally significant as the façade will complement the Carr Mill Mall façade while providing a significant amount of glass and be more visible pulled up to the street to screen the parking.
- Downtown Vitality (Section 3.23). Office space will be provided on the 2<sup>nd</sup> floor which will be additional commercial space in the downtown area.
- Downtown Vitality (Section 3.25). Walk ability will be encouraged with wide sidewalks and new crosswalks to increase pedestrian safety. New lighting will also be provided on the project site along with active pedestrian spaces like a table and seating area along Weaver Street and a "pocket park" on Center Street.
- Economic Diversity (Section 3.61) states that the goal is a "balanced portrait of convenience". The subject project will offer both retail and office space for business owners and patrons in the downtown area.
- Economic Diversity (Section 3.63) states "the Town should encourage the development of underutilized property in the downtown area". This property is central to the downtown area and currently contains vacant buildings. Re-development will allow this property to be utilized to the extent practical and significantly improve the aesthetics too.
- Transit (Section 4.2). The development will be accessible to transit riders with two bus stops within 200' of the project site.
- Water (Section 5.22). The development will implement storm water quantity and quality controls to reduce impacts to downstream creeks, streams, pond, and lakes. Nitrogen and phosphorous pollutant export from the site will be reduced by approximately 22% and 16% respectively from the existing condition after construction. Total runoff from the site will only increase by 11%.

### **Conformance with Comprehensive Bicycle Plan**

The proposed development will provide for bike parking along Weaver Street adjacent to the outdoor seating area, at the intersection of Weaver and Greensboro Street, and at the Northwest and Northeast corners of the building. This will accommodate bicyclists utilizing the new bike lane constructed as part of the Weaver Street Reconstruction project. Right-of-way has been dedicated to allow for a future bike lane along southbound Greensboro Street with Sharrows being installed at this time per the bike plan.

### **Conformance with Downtown Traffic Circulation Study**

The project will be providing the following pedestrian amenities recommended in the Downtown Traffic Circulation Study:

- ADA compliant wheelchair ramps at the site driveways on Weaver Street and Short Street as well as at the intersection of Weaver Street & N Greensboro Street
- ADA wheelchair ramps at Center Street
- Crosswalks will be provided across the site driveways on Weaver Street and Short Street
- Replacing and widening the sidewalk along N Greensboro Street and part of Weaver Street
- Adding sidewalk on Short Street
- Street trees along Greensboro Street and a portion of Weaver Street.

CVS will also be providing the following bicycle improvements:

- Bicycle sharrows on southbound N Greensboro Street along the property frontage

In addition, the project proposes to retime the signals at the intersections of N Greensboro Street & Weaver Street, N Greensboro Street & Main Street, and N Main Street at Weaver Street/Robeson Street to enhance pedestrian and vehicle movements.

### **Conformance with New Vision Document**

The development complies with the New Vision document by providing a multi-story building with architectural accents adjacent to Greensboro Street that also incorporates a significant amount of glass. The design also includes a brick façade that is compatible with the character of the adjacent buildings at the Carr Mill Mall. The building fronts a sidewalk and parking and services are located to the rear of the development. The project also has a mixed use component comprising both retail and office uses. Sidewalks also comply with the vision as 10' wide sidewalks are provided along Greensboro and Weaver Street. Sharrows bike lane markings on Greensboro Street and bike racks along the perimeter of the building along with easy access to transit stops also complies with the New Vision.

The development also seeks to address the map on page 20 of the Downtown Carrboro New Vision. The Vision map denotes buildings pulled up to the street with parking screened in the interior of the site. The building proposed with this development fronts both Greensboro Street and Weaver Street as suggested in the Vision document. It should also be noted that the required driveway entrance locations along Weaver Street and Short Street in tandem with restricted access on Greensboro Street further inform the placement of the proposed building. The proposed parking is located behind the building mass as suggested and is effectively screened by the proposed structure. Moreover, this design allows for future flexibility to accommodate additional density and does not preclude potential infill of future building structures (in conjunction with a structured or shared parking component) along the Weaver, Short, and Center Street frontages while maintaining the proposed building at the intersection of Weaver and Greensboro Street. The proposed plan limits the current vertical improvements in the vicinity of the Center and Short Street to provide a transition to the adjacent residences.

Street trees and street furnishings (bicycle racks, tree grates, seating, litter receptacles, lighting) are proposed along Greensboro and portions of the Weaver Street frontages as recommended by the New Vision plan. Although a roundabout is graphically depicted in the Vision, a more pedestrian friendly proposed plan maintains a traditional intersection reinforcing the urban grid and encourages walk-ability through safer pedestrian facilities. The plan does not widen the street. By contrast it maintains shorter and safer pedestrian crossing routes than a widened intersection or roundabout. Additionally, signalization improvements will also be applied to the intersection. The traditional intersection allows for the mature trees around the periphery of the Weaver and Greensboro Street intersection to be saved as a roundabout design would require a larger footprint to construct than the current intersection.



Kimley-Horn  
and Associates, Inc

*Rec'd 1/26/12*  
P.O. Box 33068  
Raleigh, North Carolina  
27636-3068

TEL 919 677 2000  
FAX 919 677 2050

### *Transmittal*

Date: January 26, 2012 Job Number: 012426042  
Project Name: CVS Store #3833, Carrboro, NC  
Trish McGuire  
Town of Carrboro Planning Department  
Town Hall  
301 West Main Street  
Carrboro, NC 27510

*We are sending these by*

☐ U.S. Mail ☒ FedEx ☐ Hand Delivery  
☐ Other \_\_\_\_\_

*We are sending you*

☐ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:  
☐ Shop drawings ☐ Prints/Plans ☐ Samples ☐ Specifications ☐ Change Orders  
☐ Other \_\_\_\_\_

<i>Copies</i>	<i>Date</i>	<i>No.</i>	<i>Description</i>
1			Original Rezoning Signature Authorization

*These are transmitted as checked below:*

☐ For your use ☐ Approved as submitted ☐ Resubmit ☐ Copies for approval  
☐ As requested ☐ Approved as noted ☐ Submit ☐ Copies for distribution  
☐ For review and comment ☐ Returned for corrections ☐ Return ☐ Corrected prints

Remarks: As requested.

Copy to: File Signed: Chris Bostic, P.E.



**Toni A. Motta**  
**Senior Legal Counsel**

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January 9, 2012

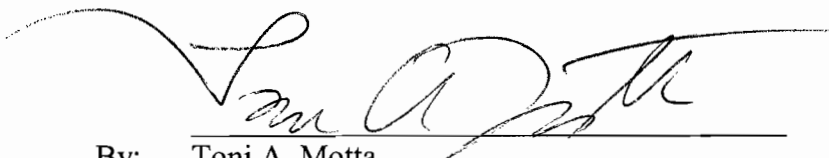
Chris Bostic, P.E. (NC, SC)  
Kimley-Horn and Associates, Inc.  
333 Fayetteville Street  
Suite 600  
Raleigh, NC 27601

Re: 3383 Carrboro, NC

Dear Mr. Bostic:

The purpose of this letter is to confirm for you that Redd Realty executed the attached petition on behalf of and with the authorization of Revco Discount Drug Centers, Inc.

REVCO DISCOUNT DRUG CENTERS, INC.



By: Toni A. Motta  
Assistant Secretary



## TOWN OF CARRBORO

NORTH CAROLINA

### STAFF REPORT

**TO:** David Andrews, Town Manager  
Mayor and Board of Aldermen

**FROM:** Christina R. Moon, Planning Administrator  
Patricia J. McGuire, Planning Director

**DATE:** February 20, 2013

**SUBJECT:** B-1(c) Conditional Use District Rezoning Request – 201 North Greensboro Street

#### **REQUEST**

Revco Discount Drug Centers, Inc. in combination with property owners Debra L. Seaton, and James and Jerry Sparrow have submitted a petition to have the zoning of 1.48 acres of land changed from R-7.5, B-2 and B-1(c) and DNP Overlay to B-1(c) conditional use district. The properties are currently addressed as 201 and 203 North Greensboro, 101 and 105 Short Street, 104 Center Street and 100 West Weaver Street and are referred to collectively in this report as 201 North Greensboro Street. A conditional use rezoning request involves the simultaneous review of a conditional use permit application for the site specific development of these properties.

In February of 2012, the Board set a public hearing to consider the conditional use rezoning/conditional use permit, and the item was presented at the March 2012 joint review meeting. On March 27, 2012, the applicant requested to postpone the public hearing until April 17<sup>th</sup>, and subsequently requested to postpone the public hearing until some future time. In January of 2013, the applicant submitted revised materials and requested a February public hearing date. The rezoning request and permit application were submitted for advisory board recommendations in advance of the public hearing scheduled for February 26, 2013.

#### **PETITIONERS**

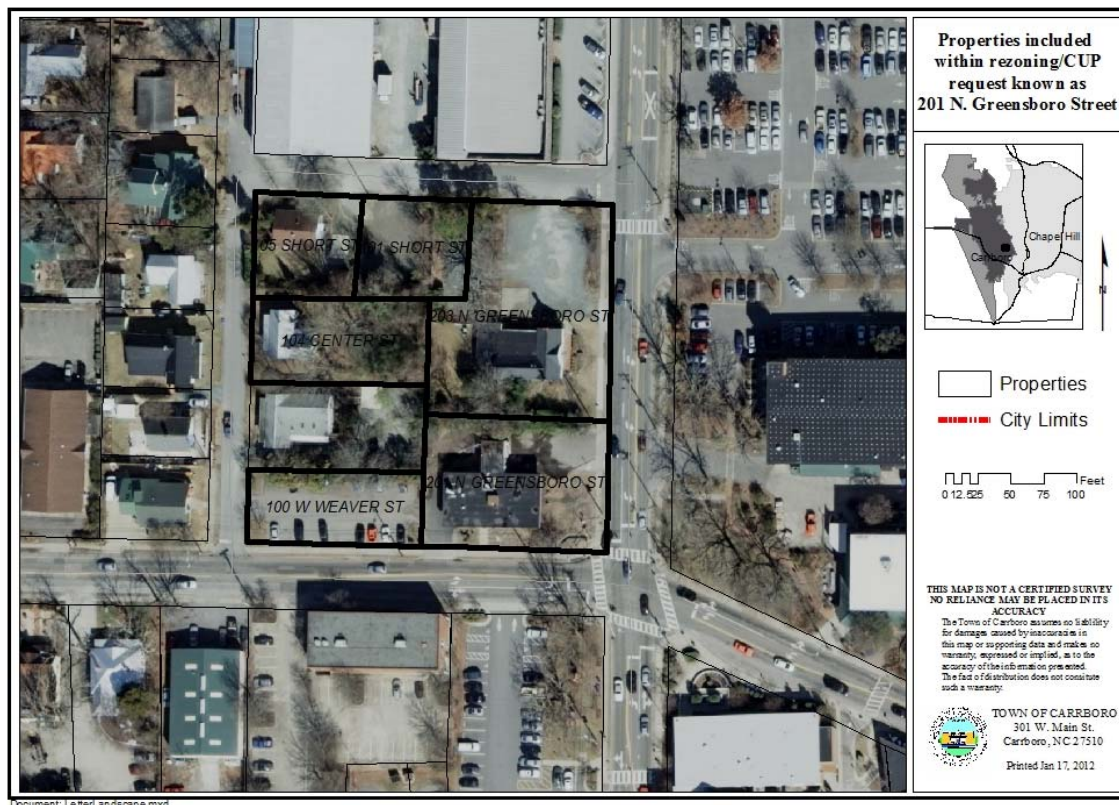
Revco Discount Drug Centers, Inc.

#### **OWNERS**

Revco Discount Drug Centers, Inc.  
Debra L. Seaton  
James and Jerry Sparrow

## **DESCRIPTION OF THE AREA**

The properties are located on the northwest corner of the intersection of North Greensboro and West Weaver streets. The 1.48 acres are identified by the following Orange County Parcel Identification Numbers: 9778862724, 9778863699, 9778863704, 9778862648, 9778862555 and 9778863587. The property is located in the upper reaches of the Morgan Creek drainage basin. Existing uses on the property include offices, surface parking and one residence.



Vicinity Map

## **ADJACENT LAND USES AND ZONING**

The existing land uses and zoning adjacent to the subject property are shown in conditional use permit staff report and permit plans.

## ZONING HISTORY OF PROPERTIES

B-1(c)	1986 to present
B-1	Prior to 1986

B-1(c)	1986 to present
B-1	Prior to 1986

B-1(c)	1986 to present
B-1	Prior to 1986

B-2	1998 to present
R-7.5	1976/77-1998
B-1	1973 to 1976

R-7.5	1976/77 to present
B-2	1973-to 1976/77

B-2 1973 to present

## **COMPARISON OF ZONES**

Sections 15-135 and 15-136 of the Land Use Ordinance (LUO) provide the following descriptions of the existing zoning classifications.

### **R-7.5 District (Existing)**

(Residential, 7,500 square feet per dwelling unit)

The purpose of the R-7.5 residential zoning district is to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in non-residential districts.

### **B-1(c) District (Existing)**

(Town Center Business)

This district is designed to encourage and accommodate a unified, compact, contiguous shopping and entertainment area focused around restaurants, specialty shops, arts and crafts. This area is intended for development around a theme or themes consistent with the Carr Mill, The Station, and historic or old Carrboro. The area is intended to accommodate the pedestrian user. The B-1(c) is primarily a commercial zoning district. Residential uses are allowed at no minimum area per dwelling unit, though ground floor residential is prohibited.

### **B-2 District (Existing)**

(Fringe Commercial)

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

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

### **DNP Overlay**

(Downtown Neighborhood Protection Overlay)

Section 15-143.4 of the LUO provides the following descriptions on the downtown neighborhood protection overlay:



The purpose of this district is to establish special height, setback, and design requirements for (the “buffer area”) a portion of certain lots in some commercially zoned downtown areas where such lots abut or are directly across the street from residentially zoned properties. Because the DNP district is an overlay district, properties within this district are subject to the regulations applicable to the underlying district except as those regulations are modified or superseded by the requirements of the DNP district. The requirements of the DNP district are set forth in Section 15-185.1 of this chapter.

The DNP district was adopted on August 23, 2005, agenda materials from the public hearing include a staff memo outlining the history of and intentions behind the DNP overlay along with an awareness of the tension between the Town’s interest in downtown revitalization and commercial expansion, and maintaining the integrity of existing neighborhoods, in particular the historic mill houses associated with Carr Mill. (Materials from the August 23<sup>rd</sup> public hearing may be found at: [http://www.townofcarrboro.org/BoA/Agendas/2005/08\\_23\\_2005.htm](http://www.townofcarrboro.org/BoA/Agendas/2005/08_23_2005.htm)).

### B-1(c) Conditional Use (B-1(c)-CU Zoning District (Proposed)

The B-1(c) conditional use district and twenty other conditional use districts were included in a new section, Section 15-141.3, of the Land Use Ordinance in 2004 to provide more opportunities for rezoning requests throughout the town’s jurisdiction in association with site-specific development proposals. Development standards and permitted uses are based on the standard zones on which these districts are mirrored. The bulk of the review of such a request involves the particulars of the site plan/conditional use permit application. Section 15-136(1) above provides the description (above) for the general zoning district upon which this conditional use district is based.

Implicit in this description appears to be the expectation that varied types of development would be needed to foster a unified area of commerce and entertainment. The conditional use permit application staff report and permit plans provide details of the compliance of the particular project with the requirements of the B-1(c) zoning district.

Section 15-321 of the LUO requires an applicant to petition for a change in zoning by submitting, among other information, a description of the land affected by the amendment, a description of the proposed map change, and a concise statement of the reasons why the petitioner believes the proposed amendment would be in the public interest. The applicant’s the Petition for Change of Zoning is provided (*Attachment C*). Conditional use rezonings must also be evaluated for compliance with the particulars of Section 15-141.3 as presented in the following table:

Provision	Status
1. The conditional use zoning districts established in this section may be applied to property only in response to a petition signed by all the owners of the property to be included within such district.	<u>✓</u>

2. The uses permissible within a conditional use zoning district established herein, and the regulations applicable to property within such a district, shall be those uses that are permissible within and those regulations that are applicable to the general use zoning district to which the conditional use district corresponds, except as otherwise provided in this section.	<u>√</u>
3. Subject to subsection (f), all uses that are permissible in the conditional use zoning district shall require the issuance of a conditional use permit.	<u>√</u>
4. The applicant shall simultaneously submit a conditional use permit application showing how the applicant proposes to develop the entirety of the property covered in the rezoning petition.	<u>√</u>
5. The rezoning and conditional use permit applications shall be processed and reviewed concurrently.	<u>√</u>
6. The Board of Aldermen shall simultaneously conduct a public hearing on the rezoning and conditional use permit applications, in accordance with the procedures applicable to other conditional use permit applications.	Scheduled for February 26th
7. If the Board concludes in the exercise of its legislative discretion that the proposed rezoning would not be consistent with the public health, safety, or welfare, it may deny the application in accordance with the same procedures applicable to any ordinance amendment request.	To be determined following public hearing on February 26 <sup>th</sup> .
8. If the Board approves the rezoning request, it shall then vote on whether to issue the conditional use permit. Such permit may be issued subject to reasonable conditions and requirements as set forth in Section 15-59.	To be determined following the public hearing.

## ANALYSIS

### Policy

Carrboro Vision2020 presents the policies that are expected to guide the Town's growth and development through the year 2020. Selected references of specific relevance to this rezoning request are noted below. In the Petition for Change of Zoning (*Attachment C*), the petitioners have provided responses in support of their assertion that the proposed zoning district classification is consistent with the Town's adopted plans and policies such as Vision 2020, the Downtown Carrboro: New Vision and other plans and policies. Staff offers additional comments in italics in the table below.

2.11	<p><b>Avoidance of Adverse Effects on Public Health and Safety</b></p> <p>Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impacts of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.</p> <p><i>The applicants have held five (5) neighborhood meetings in an effort to discuss the potentially adverse impacts of the project, particularly to the existing residential neighborhood along Center Street. However, the proposal to remove the residential buildings along Center Street, which currently form the transition from the existing downtown core (B-1(c) district to a section of the historic Carr Mill residential village, to provide surface parking, may be considered inconsistent with this provision. The remaining mill house located midway along the block, at 102 Center Street, would become the sole residential building on the east side of Center Street.</i></p>
2.3	<p><b>Attractiveness of the Developed Environment</b></p> <p>The town should continue to encourage developers to apply adopted downtown design</p>

	<p>guidelines when planning and building new structures in the downtown area. Additionally, the town should continue to encourage developers to follow architectural guidelines for residential property. The town should periodically revisit the architectural guidelines to evaluate their effectiveness and their impact on other policy areas (See 2.52 and 6.0). <i>Information on compliance with Architectural Standards for Downtown Development is provided in the staff report on the conditional use permit. Relief from several standards has been requested.</i></p>
2.41	<p>The town should support the evolution of a downtown district that embodies Carrboro's character. The downtown district should have medium-rise buildings appropriately sited with adequate public access, and it should provide shopping opportunities that meet our citizens' everyday needs. The downtown should remain a center for the community where people work, gather, shop, socialize and recreate. The Century Center should serve as a focal point for the downtown. <i>The proposed building is two stories in height. The expected retail business, pharmacy/high-volume retail, can be expected to meet every day shopping needs. The proposal includes office space on the second story and a small outdoor gathering area and open green space, park area.</i></p>
2.42	<p>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. <i>The proposed plan removes four existing buildings, including two fronting the residential block on Center Street. The buildings include one mill-era structure surveyed during the 1980/81 architectural inventory, and one cinder-block residential structure that was converted to office use in 1998. A parking area is to replace these structures on the east side of Center Street and raises a question regarding the extent to which this element of the site plan "preserves historic areas, buildings and older neighborhoods." The proposal also includes the removal of a former mill house facing North Greensboro Street, which while converted to office use some time ago, retains its residential appearance.</i></p>
2.52	<p><b>Balanced and Controlled Growth.</b> The town should continue to require the construction of a diverse housing stock. <i>The proposal does not include new residential units and proposes to remove two existing modest-size houses.</i></p>
3.0	<p><b>ECONOMIC DEVELOPMENT</b></p> <p>With the population of Carrboro expected to increase during the Vision2020 period, additional commercial development should be anticipated both downtown and in peripheral areas. Carrboro should seek to reduce the tax burden on single-family owners by increasing the percentage of commercial space in town. <i>Commercial (retail and office) space on the properties is increased under the proposed plan.</i></p>
3.1	<p><b>Nature of Development</b></p> <p>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. <i>The request to rezone an existing residential property to accommodate a site-specific plan for development proposed may be seen as incompatible with this policy. The B-2 zoning classification and DNP overlay were designed to provide a transition from the commercial downtown area and the residential neighborhoods, particularly the historic mill house neighborhoods. The proposal appears to eliminate this transition. The DNP status should remain intact to provide a buffer for Center Street.</i></p>
3.21	<p>The town should develop a plan to govern the continuing development of downtown. Toward this end, the town should adopt the following goals:</p> <ul style="list-style-type: none"> <li>▪ To double commercial square footage in the downtown from that existing in the year 2000. <i>This development will add 17,819 square feet of commercial space to the downtown.</i></li> <li>▪ To accommodate additional square footage by building up, not out. <i>The building is two stories in height, replacing four single-story buildings. Surface parking on the site is proposed.</i></li> </ul>



	<ul style="list-style-type: none"> <li>▪ To increase the density of commercial property in the downtown area. <i>Four of the five lots in the proposed development are currently zoned for commercial uses. The proposed development will increase the commercial square footage on the site from 6,771 square feet to approximately 25,000 square feet.</i></li> <li>▪ To improve the downtown infrastructure (e.g. parking facilities, sidewalks, lighting, shading) to meet the needs of the community. <i>Parking, sidewalk improvements, lighting, and vehicle accommodation area shading are provided per the LUO requirements.</i></li> <li>▪ To develop transit and traffic initiatives which enhance the viability of downtown. <i>Downtown pedestrian, bike, auto and transit options will be available to employees and customers/clients of this development. Bike parking is proposed.</i></li> </ul>
3.22	Carrboro should encourage the development and placement of architecturally significant commercial and civic buildings. <i>The project proposes a new building at one of Carrboro's most prominent downtown intersections. Careful consideration of the architectural merits of the proposed buildings is expected in relation to the rezoning request and accompanying conditional use permit application.</i>
3.63	<p><b>Economic Diversity</b></p> <p>The town should encourage the development of underutilized property in the downtown area.</p> <p><i>The project proposes a new building on a prominent corner that is currently underutilized—(vacant), but also removes a dental office (owner is one of the applicants) which has been in place for several years.</i></p>

Downtown Carrboro: New Vision. The Vision Map included in this document shows all or some of the properties included in the rezoning request on pages 10, 20, 23, and 25. New buildings are shown in black and parking areas in white, labeled with “P.” The vision anticipated by this process in 2001 for this area was the addition of new buildings around/between the existing ones, with a shared parking area located internal to all of the properties.



Town of Carrboro Bicycle Transportation Plan. *The applicant notes in the petition that bicycle sharrows may be installed on N. Greensboro Street in the vicinity of the subject property as part of the project.*

Rezoning of 102 Center Street. B-2-Conditional zoning was established in 2008 as a follow-up to a request from the owners of 102 Center Street to rezone the property to the B-2 general use

zoning district. Neighboring property owners opposed the rezoning – general use rezoning precluded the discussion of particular plans for use/development of the site. Conditional zoning was established and subsequently, at the owners’ request, applied to the property. Conditions limiting uses on the property and requiring continued maintenance of the historic building were agreed to by the owners and included in the ordinance amending the zoning map for the property.

### Ordinance Provisions Regarding Rezoning Decisions

Section 15-322 of the LUO describes the role of advisory boards to comment on rezoning requests and directs the boards to provide written recommendations to the Board of Aldermen that addresses plan consistency and other matters deemed appropriate. Advisory boards reviewed the conditional use rezoning request/conditional use permit application at the February 7, 2013 joint advisory board review meeting. The full text of the referenced policies along with the recommendations from the Planning Board and other advisory boards are provided (*Attachment F*).

Section 15-325 of the LUO specifies that the principle issue before the Board of Aldermen in making a rezoning decision is “whether the proposed amendment advances the public health, safety or welfare.” Section 15-324 of the LUO requires that the Board adopt a statement describing the consistency of the amendment with an officially adopted plan and explaining why the action is reasonable and in the public interest. The Board of Aldermen is obligated to disregard advantages or disadvantages to the individual requesting the change and must consider the impact of the proposed change on the public at large. Summary comments are offered below.

### Summary Comments

1. Adopted policies support the establishment of conditional use districts.
2. The conditional use district process (combined legislative and quasi-judicial review and action) is expected to mitigate the associated impacts of the additional commercial development/surface parking that may otherwise be considered incompatible with the lower-intensity development adjacent to and near the proposed project.
3. The amount of developed square footage and the intensity of land use of this property are increased by the proposed development, consistent with Town policies to increase commercial square footage in the downtown and to develop underutilized properties. The proposed pharmacy can be expected to meet every day needs.
4. Three of the six tracts, approximately half of the site, are currently zoned B-1(c) with the DNP overlay and are therefore suited for rezoning to B-1(c)-CU, if the DNP overlay remains in place or is shifted to ensure that its boundaries coincide with the edge of the more intensive zoning district.
5. The principal impacts of this change involve the extension of the B-1(c) zoning district to support the placement of parking for high-volume retail use on lots currently zoned R-7.5 (retail use is not allowed) or B-2 (specialty, high-volume retail use is allowed) and the treatment of the interface between the proposed project and the existing neighborhood along Center Street. The zoning framework for the properties fronting on Center Street (east side

- of the street) has been residential and/or low-intensity non-residential for approximately 40 years. Residential land uses along the street date to approximately 100 years. There are only a few locations in the downtown where property zoned B-1(c) is located in such close proximity to residentially zoned property.
6. Policy documents such as Vision2020 and Downtown Carrboro: New Vision speak to the town's interest in developing the downtown area and associated tax base, in a way that is not only compatible, with but enhances neighboring areas. Provisions 2.11, 2.42 in particular emphasize mitigating the adverse impacts of infill and preserving historic areas and older neighborhoods. Provision 3.1 references the importance of buffers and retaining the integrity of older neighborhoods. The Downtown Neighborhood Protection overlay, was likewise established to help guide the transition between expanding commercial and existing and historic building stock. The proposal to remove two buildings along Center Street appears to be inconsistent with these provisions. The Town may wish to consider whether changes to this aspect of the site plan could alleviate concerns about neighborhood impact. One possibility may be recombining the six tracts and separating a portion of the two northwestern tracts that front Center Street from the development project. These two properties, or portions thereof, could remain as a buffer for Center Street with their buildings intact or as open space. The DNP status should remain intact to provide a buffer for Center Street should additional development or redevelopment be proposed in the future.
  7. Some discussion regarding the value of the Center Street buildings, proposed for demolition, has surfaced during the project review. Both buildings appear structurally sound and per Orange County tax records, available online, have maintained comparable property values (per square foot) to their contemporaries. While few of the original mill houses retain architectural or historic significance at an individual level, collectively they are contributing properties for the overall mill town community supporting the Town's National Register historic districts related to the mill operations, and will gain significance as fewer intact examples survive.
  8. The proposed site plan does not appear to be consistent with the concept for this area included within the Downtown Carrboro: New Vision document which recommended new buildings fronting West Weaver Street.
  9. Surrounding property owners have submitted a protest petition to the Town Clerk in accordance with Section 15-326 of the LUO. A valid protest petition opposing a zoning map amendment requires a favorable vote of three-fourths of the Board of Aldermen's membership to adopt a rezoning request.

## **ACTION OPTIONS**

Resolutions for the Board's consideration are included as Attachment B. The Board may choose to adopt the zoning map amendment and change the zoning status of the subject area (six tracts) located at 201 N. Greensboro Street from R-7.5, B-2 and B-1(C) DNP to B-1(C)-CU DNP. The Board may choose to reject the zoning map amendment and leave the six parcels in their existing zoning districts. The Board may also choose some other course of action.



## TOWN OF CARRBORO

NORTH CAROLINA

February 12, 2013

**RE: Potential rezoning of approximately 1.48 acres at 201 N. Greensboro Street  
to B-1(c)-CU and consideration of Conditional Use Permit (CVS Pharmacy)**

I, Christina R. Moon, do certify that I did cause to have mailed on February 12, 2013, 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 six parcels at the intersection of North Greensboro and West Weaver streets, known collectively as 201 North Greensboro Street, from R-7.5, B-2, and B-1(C) Downtown Neighborhood Protection Overlay to B-1(C)-Conditional Use, and also of the application for a Conditional Use Permit to redevelop the existing six-lot tract, by removing the existing four buildings and constructing a new two-story mixed-use commercial (high volume retail and office) building with surface parking.

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

Christina R. Moon  
Planning Administrator

2/12/2013

Map Showing 1000-Foot Buffer for Mailed Notice



Buffer: 1000 Feet on Search Results (6)

Name
Buffer 1

=====

Buffer selection in Parcels (Table)

PIN	OWNER1_LAST	OWNER1_FIRST	OWNER2_LAST	OWNER2_FIRST	ADDRESS1	ADDRESS2	CITY	STATE	ZIPCODE	LEGAL_DESC
9778860595	101 CENTER STREET	PARTNERSHIP			101 CENTER RD		CARRBORO	NC	275101735	N/W INT WEAVER ST & CENTER AVE
9778960029	118 EAST MAIN STREET	LLC			P O BOX 56		CARRBORO	NC	27510	S/S MAIN ST
9778762283	205 WEST MAIN	PARTNERSHIP			SUITE 205	205 W MAIN ST	CARRBORO	NC	27510	W/S MAIN ST P60/36
9778762613	ABERCROMBIE OIL COMPANY INC SHORT	STOP #415			PO BOX 1422		DANVILLE	VA	24543	#88-89 PT 90 I S WEAVER
9778974099	ABNEY	RISA			5135 RAINTREE RD		DURHAM	NC	27712	#18 BL C HERBERT LLOYD PROP LLOYD ST CARRBORO
9778762335	ACE ENERGY CORPORATION	null	null	null	PO BOX 8624	null	GREENVILLE	SC	29604	W/S MAIN & WEAVER STS
9778860724	ALDERSON	JOHN GILMORE	RIVEST	MICHELE	100 OAK AVE		CARRBORO	NC	27510	#12 BL C DAWSON-DURHAM HOSIERY
9778763005	ALFORD	DALLAS L III	ALFORD	PAULA U	148 TIMBERWOOD	null	PITTSBORO	NC	27312	#G COVENANT OFFICE CENTER CONDO P48/69
9778757354	ALLEN	NICHOLAS G	KIDNEY	LOUISE J	105 JONES FERRY RD #O		CARRBORO	NC	27510	UNIT 105O TWIN MAGNOLIAS P102/93
9778974179	ALPHABET SOUP	INC			310 LLOYD ST		CARRBORO	NC	27510	#20 22 24 BL C LLOYD
9778769285	ANDERSON AND DORSCH ENTERPRISES	LLC			112 W MAIN ST		CARRBORO	NC	27510	N/S WEST MAIN ST P50/92
9778855967	ANDREWS	RICHARD G	ANDREWS	BARBARA S	814 W MAIN ST		CARRBORO	NC	27510	E/S GREENSBORO ST
9778757354	ARAGONA	MARTIN ST	ARAGONA	MARIE	PO BOX 5052		JACKSONVILLE	NC	28540	UNIT 105A TWIN MAGNOLIAS P102/93
9778763005	ATWATER	RAYMOND W	ATWATER	CHERYLE C	P O BOX 1388		HILLSBOROUGH	NC	27278	#C COVENANT OFFICE CENTER CONDO P48/69
9778763005	ATWATER	RAYMOND W	ATWATER	CHERYLE C	P O BOX 1388		HILLSBOROUGH	NC	27278	#D COVENANT OFFICE CENTER CONDO P48/69
9778763005	ATWATER	RAYMOND W	ATWATER	CHERYLE C	P O BOX 1388		HILLSBOROUGH	NC	27278	#J COVENANT OFFICE CENTER CONDO P48/69
9778860319	AZUR OF CHAPEL HILL	INC			203 W WEAVER ST		CARRBORO	NC	27510	#3 CHARLES & SANDRA WARD P47/128
9778766680	BALANCED PROPERTIES	LLC			304 WEAVER ST #103		CHAPEL HILL	NC	27516	A-B 304 WEAVER ST CONDO P89/132
9778765718	BANNING	WENDY B ETAL	TYSON	DAVID E	1514 BROOKS AVE		RALEIGH	NC	276076614	#12 I W PRITCHARD PROP
9778871244	BARFIELD	RAYMOND	BARFIELD	KAREN C	501 E POPLAR AVE	null	CARRBORO	NC	27510	2 POPLAR AVE
9778869178	BARNUM	LOUISE ETAL	PARKER	JAY	116 E MAIN ST		CARRBORO	NC	27510	OLD BANK BLDG S/S MAIN ST
9778868361	BELL	C RITCHIE	LINDSAY	ANNE H	5025 WALNUT COVE RD		CHAPEL HILL	NC	27516	N/S MAIN ST
9778868391	BELL	C RITCHIE	LINDSAY	ANNE H	5025 WALNUT COVE RD		CHAPEL HILL	NC	27516	N/S MAIN ST
9778870232	BERTRAM	SCOTT	TOWNSEND	AUDREY	4310 BAER HILL RD	null	EFLAND	NC	27243	POPLAR AVE CARRBORO
9778757354	BLACKBURN	SIMON W	BLACKBURN	ANGELA M	1003 HIGHLAND TR		CHAPEL HILL	NC	27516	UNIT 105B TWIN MAGNOLIAS P102/93
9778851728	BOER	JEFFREY A	null	null	102 W CARR ST	null	CARRBORO	NC	27510	2-3 P/O 4 M J DAWSON P6/91
9778757354	BOGGS	JOSEPH WILDER II			105 JONES FERRY RD #G		CARRBORO	NC	27510	UNIT 105G TWIN MAGNOLIAS P102/93
9778856520	BONE	DAVID RICHARD			305 GREENSBORO ST		CARRBORO	NC	275100494	S GREENSBORO ST CH TP
9778964440	BOREN	ROBERT G			621 BROOKS AVE		RALEIGH	NC	27607	N/S E MAIN ST
9778757354	BRISTOL PROPERTY I	LLC			2521 NEW HILL OLIVE CHAPEL RD		NEW HILL	NC	27562	UNIT 105C TWIN MAGNOLIAS P102/93
9778757354	BROWN	JEFFREY P	BROWN	KATHLEEN	105 M JONES FERRY RD		CARRBORO	NC	27510	UNIT 105M TWIN MAGNOLIAS P102/93
9778775112	BROWN	ROY D	BROWN	GRACIE	113 LINDSAY ST		CARRBORO	NC	27510	315 LINDSAY ST
9778870238	BRYAN	JAMES T III			8033 NC HWY OLD 86		CHAPEL HILL	NC	27516	E/S OAK AVE (LLOYD AVE)
9778763005	BUCK	GARY	BUCK	TONI	PO BOX 6		CARRBORO	NC	27510	#A COVENANT OFFICE CENTER CONDO P48/69
9778763005	BUCK	GARY	BUCK	TONI	PO BOX 6		CARRBORO	NC	27510	#B COVENANT OFFICE CENTER CONDO P48/69
9778763005	BUCK	GARY W	BUCK	TONI C	PO BOX 6		CARRBORO	NC	27510	#E COVENANT OFFICE CENTER CONDO P48/69
9778862326	BUCK	GARY			P O BOX 6		CARRBORO	NC	27510	N/S MAIN ST P59/42
9778860612	BUILDING VISION LLC	null	null	null	200 W WEAVER ST	null	Carrboro	NC	27510	13-14 BL C DAWSON-DURHAM HOSIERY
9778870810	BURNS	KATHRYN JANE			404 OAK AVE		CARRBORO	NC	27510	MAJ #1 JOHN M GUNN E/S OAK AVE
9778764549	BYRD	CHRISTOPHER L ETAL	BYRD	ZACHARY LEE JR	2131 E GEER ST		DURHAM	NC	277044729	WEAVER STREET
9778769358	C AND M PROPERTIES OF CHAPEL HILL	LLC			12 COBB TERRACE		CHAPEL HILL	NC	27514	#2 CHARLES & SANDRA WARD P47/128
9778869017	CALLAGHAN HOLDINGS	LLC			110 E MAIN ST		CARRBORO	NC	27510	#A DOWNTOWN CARRBORO CONDO P90/119-120
9778867346	CAMPBELL	JAMES M	CAMPBELL	NANCY P	202 SIMPSON ST		CARRBORO	NC	275101238	#2B CAMPBELL & JOHNSON P51/20
9778777012	CAMTRANS	LLC			9731 CANOGA AVE		CHATSWORTH	CA	91311	110 LINDSAY ST
9778950770	CARR MILL INVESTMENT LIMITED	PARTNERSHIP			8720 GEORGIA AVE #502		SILVER SPRING	MD	20910	INT MAPLE & CARR STS P81/17 & P81/115



### Property Owners Within 1000 Foot Buffer

9778868789	CARR MILL MALL LIMITED	PARTNERSHIP			PO BOX 673		CARRBORO	NC	27510	N/E INT WEAVER & GREENSBORO STS
9778863398	CARRBORO TOWN	OF			301 W MAIN ST		CARRBORO	NC	27510	CARRBORO
9778866049	CARRBORO TOWN	OF			301 W MAIN ST		CARRBORO	NC	27510	S/W INT GREENSBORO & WEAVER
										INT GREENSBORO WEAVER & & MAIN STS
9778965824	CARVER	TERRY	CARVER	LINDA	202 LLOYD ST		CARRBORO	NC	27510	P7/127
9778867383	CHAN	JENNY TRUSTEE			101 HARKNESS CIR		DURHAM	NC	27705	#8 BL C HERBERT LLOYD FIELD E/S LLOYD ST
9778867341	CHAN	FRANCIS TRUSTEE	TRUSTEE	JENNY CHAN	101 HARKNESS CIR		DURHAM	NC	27705	7-8 MCCLAMROCK
9778759561	CLARK	CAROLYN HOGAN			412 ALDERT DR		MITCHELVILLE	MD	20721	#1 THOMAS E BIVINS N/S MAIN ST
										P/O #2 B H COLE S/O CARR ST
9778754876	CLARK	DOLORES H	null	null	109 JONES FERRY RD	null	CARRBORO	NC	275102058	3A EXEMPT PLAT FOR LORIE AND DOLORES
9778777283	COHEN	ANDREW B	KLEINMAN	DAWN E	301 OAK AVE		CARRBORO	NC	275101751	CLARK P108/94
9778867005	COLES IVES & RUBISH	INC			101 N TRYON ST		CHARLOTTE	NC	28255	BRYAN LOT REV P70/146
										VACANT LOT SS MAIN
9778867097	COLES IVES & RUBISH	INC			101 N. TRYON ST		CHARLOTTE	NC	28255	STORE MAIN STREET S/S JONES FERRY RD
9778863246	COLLINS	HOYT C			100 W MAIN ST		CARRBORO	NC	27510	NW INT MAIN & GREENSBORO STS
9778864217	COLLINS	HOYT C			100 W MAIN ST		CARRBORO	NC	27510	GREENSBORO ST
9778863323	COLLINS	HOYT C			100 W MAIN ST		CARRBORO	NC	27510	N/S JONES FERRY ROAD CH TP
9778862027	COMMUNITY ALTERNATIVES FOR	SUPPORTIVE ABODES	null	null	PO BOX 12545	null	RALEIGH	NC	27605	UNIT 3 CLUB NOVA CONDOS P92/44
9778873289	CRABTREE	LEITA D	null	null	403 N GREENSBORO ST	null	CARRBORO	NC	275101725	W/S GREENSBORO ST
9778853558	CRAVEY	ALTHA			101 W CARR ST		CARRBORO	NC	27510	S/S CARR ST
										102-102A SHELTON STREET CARRBORO CH
9778870527	CURL	MADLINE C			2600 CROASDAILE FARM PKWY	APT A357	DURHAM	NC	277051302	TP
9778871506	CURL	MADLINE C			2600 CROASDAILE FARM PKWY	APT A357	DURHAM	NC	277051302	N/S SHELTON ST
9778864075	D & R OF CARRBORO	LLC			106 C S GREENSBORO ST		CARRBORO	NC	27510	W/S S GREENSBORO ST P97/107
9778863044	D & R OF CARRBORO	LLC			106C S GREENSBORO ST		CARRBORO	NC	27510	W/O S GREENSBORO ST P97/107
9778854943	D & R OF CARRBORO	LLC			106C S GREENSBORO ST		CARRBORO	NC	27510	W/S S GREENSBORO ST P97/107
9778766795	DERAMUS	JAMES C	NAKAJI	ERICA L	102 LINDSAY ST		CARRBORO	NC	275101740	E/S LINDSAY ST
9778873386	DEREY	WILLIAM JAMES			405 N GREENSBORO ST		CARRBORO	NC	27510	W/S N GREENSBORO ST
9778768377	DIAMONT DELANEY & BELL	LLC			301 W WEAVER ST		CARRBORO	NC	27510	305 WEAVER
9778762805	DICKINSON	BEVERLY			125 WOLF'S TRL		CHAPEL HILL	NC	27516	N/O HWY 54
9778852444	DIMOCK	KELLY	DIMOCK	RYAN	100 OLD PITTSBORO RD		CARRBORO	NC	27510	SPARROWS POOL RD
						302 WEAVER ST VENABLE BLDG				
9778767579	DISPUTE	SETTLEMENT			CENTER INC		CARRBORO	NC	27510	SUITE A VENABLE BLDG P45/107
9778767579	DISPUTE SETTLEMENT CENTER	INC			WEAVER ST		CARRBORO	NC	27510	SUITE B VENABLE BLDG P45/107
9778767579	DISPUTE SETTLEMENT CENTER	INC			WEAVER ST		CARRBORO	NC	27510	SUITE D VENABLE BLDG P45/107
9778767579	DISPUTE SETTLEMENT CENTER	INC			302 W WEAVER ST		CARRBORO	NC	27510	SUITE H VENABLE BLDG P45/107
9778765710	ECONOPOULY	RIVA J			101 LINDSAY		CARRBORO	NC	27510	LINDSAY ST
9778870791	EDNEY	JAMES WEAD III			1405 ARNETTE AVE		DURHAM	NC	277071603	506 OAK AVE
9778771072	ENTWISTLE	AMY R	HYMAN	ALYSON G	107 ELM ST		CARRBORO	NC	27510	#1 MARIA OWENS P82/163
9778757354	EUBANKS	GEORGANN			105 JONES FERRY RD #T		CARRBORO	NC	27510	UNIT 105T TWIN MAGNOLIAS P102/93
9778857932	FAKHOURY	ALAN ETAL	FAKHOURY	MAHMOUD	9321 HOMETOWN DR		RALEIGH	NC	27615	NE INT GREENSBORO & CARR ST P94/24
9778757354	FARBER	ADA	FARBER	JOEL	105-E JONES FERRY RD		CARRBORO	NC	27510	UNIT 105E TWIN MAGNOLIAS P102/93
										#2 DAVID KALE E/S GREENSBORO ST CH TP
9778876689	FITCH	MILES M JR			9 DEERWOOD COURT		CHAPEL HILL	NC	27517	P33/16
9778873291	FITCH	MILES M JR			9 DEERWOOD COURT		CHAPEL HILL	NC	27517	N GREENSBORO ST
9778879725	FITCH LUMBER	CO			309 N GREENSBORO ST		CARRBORO	NC	27510	#2 3 WILLARD ST
9778872082	FITCH LUMBER	CO			309 N GREENSBORO ST		CARRBORO	NC	27510	GREENSBORO ST
9778860991	FITCH LUMBER	CO			309 N GREENSBORO ST		CARRBORO	NC	27510	#7 BL C DURHAM HOSIERY MILL
										#B DOWNTOWN CARRBOR CONDO P90/119-120
9778869017	FLEET FEET	INCORPORATED			P O BOX 789		CARRBORO	NC	27510	
9778861359	FOGLEMAN & FOGLEMAN ASSOCIATES	LLC			107 MELBA CIR		CARRBORO	NC	275101125	S/S WEAVER STREET
9778861256	FOGLEMAN & FOGLEMAN ASSOCIATES	LLC			107 MELBA CIR		CARRBORO	NC	275101125	#4 MAIN ST
9778860717	FRANK	CHRISTOPHER JON	VALSING	ELIZABETH L	101 EVANS CT		CARRBORO	NC	275101737	W/S OAK AVE P102/42
9778766689	FRYE	CAROL CHRISTINE TRUSTEE			103 MELBA ST		CARRBORO	NC	27510	E/S LINDSAY ST
9778965519	FURNITURE DOCTOR	INC			103 FOWLER ST		CARRBORO	NC	27510	SE INT LLOYD & COBB STS
9778965471	GOINS	W L	MCADAM	LAURA GOINS	711 17TH AVE N	null	SURFSIDE	SC	29575	11-15 HERBERT LLOYD
9778870359	GOLDSTEIN	ROBERT P	GOLDSTEIN	JENNIFER L	107 SHELTON ST		CARRBORO	NC	27510	S/S SHELTON ST
9778855555	GORE	MARY JANE	null	null	303 S GREENSBORO ST	null	Carrboro	NC	27510	E/S S GREENSBORO ST
9778763854	GOSS	CHARLES A	GOSS	KAREN L	109 GARDEN GATE DR		CHAPEL HILL	NC	27516	80-81 I S WEAVER
9778872378	GRAY	THOMAS A	GRAY	SYLVIA C	811 W DAVIS ST	null	BURLINGTON	NC	27215	S/S SHELTON ST
9778877556	GREEN EQUITY	LLC			119 VIBURNUM WAY		CARRBORO	NC	27510	E/S GREENSBORO ST P107/123
9778876749	GROCE	JAMES G	GROCE	WANDA M	508 RALPH DR		CARY	NC	275114036	E/S GREENSBORO ST
9778778246	HAGGIS	DONALD	DILLON	SHELIA	303 OAK AVE		CARRBORO	NC	27510	CARROLL LOT REV P70/146
9778778322	HALLE	JAN			1002 ARROWHEAD RD		CHAPEL HILL	NC	27514	OAK AVE

## Property Owners Within 1000 Foot Buffer

9778757354	HALPERIN	LAURA			105 JONES FERRY RD UNIT J		CARRBORO	NC	27510	UNIT 105J TWIN MAGNOLIAS P102/93
9778860696	HAMBORSKY	JANE			302 WESTBROOK DR		CARRBORO	NC	27510	W/S CENTER AVE
9778862651	HAMBORSKY	JANE A ETAL	WILSON	BRETT L	PO BOX 1674	null	CARRBORO	NC	27510	7 O D NEVILLE
9778757772	HAMILL	DAVID NORTHMORE			1022 W MAIN ST		CARRBORO	NC	27510	W/S STONE ST
9778965551	HATLEY	JANE			1817 OLD GREENSBORO RD		CHAPEL HILL	NC	275165236	2 & 4 BL B HERBERT LLOYD
9778961595	HAYES	LAURENCE D			316 CALIFORNIA AVE	BOX 1207	RENO	NV	89509	PT #1 & 2 BL G HERBERT LLOYD W/S BROAD ST
9778765813	HEARON	NANCY			105 LINDSAY ST		CARRBORO	NC	27510	#13 I W PRITCHARD W/S LINDSAY ST
9778757354	HERLANT	ANNIE A			105-H JONES FERRY RD		CARRBORO	NC	27510	UNIT 105H TWIN MAGNOLIAS P102/93
9778860895	HERRICK	JEFFREY D	JOHNSON	MICHELLE	109 CENTER ST	null	Carrboro	NC	27510	301 CENTER AVE
9778860890	HERRICK	JEFFREY D	JOHNSON	MICHELLE C	109 CENTER ST		CARRBORO	NC	27510	#5 DHM CENTER AVE
9778766890	HOFFMAN	DAMIAN M	HOFFMAN	SHAWN W	504 WATERSIDE DR		CARRBORO	NC	275101298	E/S LINDSAY ST
9778871398	HOLLAND	MICAH EL ABBOTT	Y	JAMIE ELIZABETH	P O BOX 1417		CARRBORO	NC	27510	S/S SHELTON ST
9778965904	HOLLINGSWORTH	JOHN C			206 LLOYD ST		CARRBORO	NC	27510	#12 A-B BL C HERBERT LLOYD
9778858676	HOLMAN	J BLANDING IV			200 E CARR ST		CARRBORO	NC	27510	SW INT MAPLE & CARR ST
9778759933	HOLTON	GRACE H			PO BOX 4507		CHAPEL HILL	NC	27515	21 ROBERSON
9778759714	HOLTON	GRACE H			PO BOX 4507		CHAPEL HILL	NC	27515	N/S CARR ST
9778865048	HOLTON RENTALS	LLC			PO BOX 4507		CHAPEL HILL	NC	275154507	MAIN ST.
9778866028	HOLTON RENTALS	LLC			PO BOX 4507		CHAPEL HILL	NC	275154507	S/S MAIN ST
9778860041	HOLTON RENTALS	LLC			PO BOX 4507		CHAPEL HILL	NC	275154507	S/S MAIN ST CH TP
9778850742	HOLTON RENTALS	LLC			PO BOX 4507		CHAPEL HILL	NC	275154507	CARR ST
9778850829	HOLTON RENTALS	LLC			PO BOX 4507		CHAPEL HILL	NC	275154507	#1-2 & 4-5 W G FIELDS & 20' STRIP S/S W MAIN ST
9778777441	HUNTSMAN	JUDY			205 SHELTON ST		CARRBORO	NC	27510	S/S SHELTON ST
9778857684	HYATT	GAYLE			6728 FALCON BRIDGE RD		CHAPEL HILL	NC	275177878	CARR ST
9778862209	INTER FAITH COUNCIL FOR SOCIAL	SERVICE INC			110 W MAIN ST		CARRBORO	NC	27510	N/S MAIN ST P91/126
9778757354	ISBEY	EDWARD K III	ISBEY	JANE L	19 BLACKWOOD RD		ASHEVILLE	NC	288042660	UNIT 105D TWIN MAGNOLIAS P102/93
9778757354	JACK	JORDYNN M			105 L JONES FERRY RD		CARRBORO	NC	27510	UNIT 105L TWIN MAGNOLIAS P102/93
9778773036	JACKSON	CHRISTOPHER	JACKSON	FRANCES	114 ELM ST		CARRBORO	NC	27510	E/S ELM ST
9778974093	JACKSON	WILLIAM A	WHALEN	THOMAS J	302 LLOYD ST	null	Carrboro	NC	27510	16A & 16B BL C HERBERT LLOYD
9778860822	JACKSON	PATRICIA BASSETT			52 FEARRINGTON POST		PITTSBORO	NC	273128602	#11 BL C DAWSON-DURHAM HOSIERY MILL (OAK AVE) CARRBORO
9778776462	JEFFERSON	SANDRA W			204 LINDSAY ST		CARRBORO	NC	275101756	SE INT LINDSAY & SHELTON ST
9778970512	JESSEE	DAVID	JESSEE	KAREN	106-C S GREENSBORO ST		CARRBORO	NC	27510	#3 HERBERT LLOYD PROP
9778877448	JESSEE	DAVID	JESSEE	KAREN	106-C S GREENSBORO ST		CARRBORO	NC	27510	E/S N GREENSBORO ST
9778879369	JESSEE	DAVID	JESSEE	KAREN	106-C S GREENSBORO ST		CARRBORO	NC	27510	N/S PARKER ST
9778763549	JMCW INVESTMENTS	LLC			2808 SUMMERWIND RD		CHAPEL HILL	NC	27516	1 & 2 E O HARDEE CH TP P12/40
9778867335	JOHNSON	RONALD F	JOHNSON	SUE A	3183 MT WILLEN RD		HAW RIVER	NC	272589785	#2A CAMPBELL & JOHNSON P51/20
9778964999	JOHNSON	JANIE DEGRAFFENREID	JOHNSON	JASMINE A	P O BOX 942		CARRBORO	NC	275100942	#14 A-B BL C HERBERT LLOYD CH TP
9778763764	JOHNSON	MARVIN EARL	JOHNSON	SANDRA KAY	507 N ESTES DR		CHAPEL HILL	NC	275147103	PT #82-87 BL G I S WEAVER EST CARRBORO P1/35
9778767168	JONES	ANDREW GRAHAM	JONES	MARIANNE G	200 W MAIN ST		CARRBORO	NC	275102028	MAIN STREET CARRBORO P27/168
9778766169	JONES	ANDREW	GEMMING	MARIANNE	200 W MAIN ST		CARRBORO	NC	275102028	N/S MAIN ST SERVICE STATION
9778779624	KELLY	WESLEY V	KELLY	MIRANDA S	200 SHELTON STREET		CARRBORO	NC	27510	#2 WESELY & MIRANDA KELLY P89/23
9778856692	KELLY	PAUL STAFFORD JR			4 DOGWOOD ACRES DR		CHAPEL HILL	NC	27516	#1 MASON THOMAS PROP CARR ST
9778755937	KENDALL	LOGAN	KENDALL	JANE	116 OLD PITTSBORO RD		CARRBORO	NC	275102227	B TWIN MAGNOLIAS SUB P101/114
9778871329	KIM	CATHERINE YONSOO			105 SHELTON ST		CARRBORO	NC	275101729	N/S SHELTON ST
9778758993	LAWLER	DANIEL			420 WESTWOOD DR		CHAPEL HILL	NC	27516	S/S MAIN ST
9778767579	LBBRADLEY PROPERTIES	LLC			619 YORKTOWN DR		CHAPEL HILL	NC	27516	SUITE E VENABLE BLDG P45/107
9778757354	LEE	CHRISTOPHER J			105 JONES FERRY RD UNIT Q		CARRBORO	NC	27510	UNIT 105Q TWIN MAGNOLIAS P102/93
9778854621	LEHMANN	JAMES R			P O BOX 13681		DURHAM	NC	27709	SW INT CARR & GREENSBORO STS
9778858537	LEONARD	ANN H			9118 OLD HWY 86		CHAPEL HILL	NC	275164604	UNIT A MAPEL-CARR CONDOMINIUM CH TP
9778858537	LEONARD	ANN H			9118 OLD NC 86		CHAPEL HILL	NC	27516	UNIT B MAPLE-CARR CONDOMINIUM
9778855692	LINDSEY	JOHN W	LINDSEY	B KATHERINE	350 LYSTRA ESTATES DR		CHAPEL HILL	NC	275176447	POPLAR & CARR STS
9778871738	LUX LIMITED	PARTNERSHIP			319 BURLAGE CIRCLE		CHAPEL HILL	NC	27514	2 & SM P/O 1 JOHN M GUNN
9778961193	MAIN STREET PROPERTIES OF CHAPEL	HILL LLC			PO BOX 2152		CHAPEL HILL	NC	27515	#1 YAGGY CORP P77/34
9778967280	MAIN STREET PROPERTIES OF CHAPEL	HILL LLC			8 KENDALL DR		CHAPEL HILL	NC	27517	7 MAIN ST-DOWNTOWN P98/194
9778964112	MAIN STREET PROPERTIES OF CHAPEL	HILL LLC			P O BOX 2152		CHAPEL HILL	NC	27515	9 MAIN ST-DOWNTOWN P98/194
9778773132	MANSFIELD	ELIZABETH	MANSFIELD	LARRY	2608 WHITFIELD RD		CHAPEL HILL	NC	27514	SE INT POPLAR & ELM STS
9778775217	MARSHALL	JOHN F III	MARSHALL	MARY G	305 E POPLAR AVE		CARRBORO	NC	275101713	63-67 BL G (I S WEAVER EST) POPLAR & LINDSAY STS CARRBORO
9778757354	MCCONVILLE	ROBERT F			105 R JONES FERRY RD		CARRBORO	NC	27510	UNIT 105R TWIN MAGNOLIAS P102/93
9778767579	MCJ OF CARRBORO	LLC			109 CENTER ST		CARRBORO	NC	27510	SUITE G VENABLE BLDG P45/107
9778757354	MCJILTON	ROY ALAN			4200 B OLD GREENSBORO RD		CHAPEL HILL	NC	275165876	UNIT 105N TWIN MAGNOLIAS P102/93
9778778724	MCMILLAN	JENNIFER ANN			403 OAK AVE		CARRBORO	NC	275101749	#5 PT 4 I S WEAVER



9778771486	MEADS	JANE			109 ELM ST		CARRBORO	NC	275101719	#2 MARIA OWENS P82/163
9778961101	MENACHE	EDMOND S	MENACHE	SUZANNE	P O BOX 252		CHAPEL HILL	NC	275140252	E MAIN ST CARRBORO BRIGHTS STORE
9778768260	MILLER	JESSE E III			7923 MORROW MILL RD		CHAPEL HILL	NC	275167392	3 & 4 B F RAY HRS
9778778063	MILLS	STEPHEN D ETAL	EGGLESTON	WENDIE A	P O BOX 520		SNOW CAMP	NC	27349	W/S OAK AVE
9778768996	MILLS	STEPHEN D ETAL	EGGLESTON	WENDIE A	P O BOX 520		SNOW CAMP	NC	27349	W/S OAK AVE
9778778636	MILLS	MAXINE M			401 OAK AVE		CARRBORO	NC	275101749	3 P/O 4 I S WEAVER W/S OAK AVE
9778872283	MILLS	STEPHEN D	RUMFELT	JAMES M	P O BOX 520		SNOW CAMP	NC	273490520	POPLAR ST CARRBORO
9778870695	MITCHELL	GORDON N			8616 YORKSHIRE LANE		CHAPEL HILL	NC	275164831	OAK AVE CARRBORO
9778776694	MONETTE	CARRIE ELIZABETH			302 LINDSAY ST		CARRBORO	NC	275101754	#41-43 I S WEAVER
9778963580	MZB PROPERTIES	LLC			616 W MAIN ST		CARRBORO	NC	27510	#4-5 & PT 6 BL F HEBERT LLOYD W/S LLOYD ST
9778962595	MZB PROPERTIES	LLC			616 W MAIN ST		CARRBORO	NC	27510	S/S "B" STREET
9778962525	MZB PROPERTIES	LLC			616 W MAIN ST		CARRBORO	NC	27510	PT 1 & 2 BL G HERBERT LLOYD W/S BROAD ST
9778876606	N GREENSBORO	ST			PO BOX 392		CARRBORO	NC	27510	#1 DAVID KALE E/S GREENSBORO ST CH TP P33/16
9778779389	NEAL	MATTHEW HOBBS	NEAL	SHEILA D	109 SHELTON ST		CARRBORO	NC	27510	SE INT SHELTON ST & OAK ST
9778768943	NESTOR	JOHN	FURMAN	ARLENE	203 OAK AVE		CARRBORO	NC	27510	W/S OAK AVE
9778767905	NEVILLE	ALMA HRS	NEVILLE	BARBARA	625 CEDAR CLUB CIRCLE		CHAPEL HILL	NC	27517	LINDSAY ST.
9778776697	NEWNAM	RUTH	NEWNAM	CAROL S	301 LINDSAY ST	null	CARRBORO	NC	27510	1 HAMMER & NAILS LLC P103/157
9778769707	NICHOLS	DAVID W	NICHOLS	LOUISE S	212 HALSEY STREET		CHARLOTTE	NC	282082932	S/S EVANS CT & B REC EVANS CT P106/200
9778873656	NICKELL	DEBORAH B	GRAY	ARNE L	102 DIXIE DR		CHAPEL HILL	NC	27514	UNIT A 503 N GREENSBORO ST P102/87-89
9778873656	NICKELL	DEBORAH B	GRAY	ARNE L	102 DIXIE DR		CHAPEL HILL	NC	27514	UNIT B 503 N GREENSBORO ST P102/87-89
9778873656	NICKELL	DEBORAH B	GRAY	ARNE L	102 DIXIE DR		CHAPEL HILL	NC	27514	UNIT C 503 N GREENSBORO ST P102/87-89
9778873656	NICKELL	DEBORAH B	GRAY	ARNE L	102 DIXIE DR		CHAPEL HILL	NC	27514	UNIT D 503 N GREENSBORO ST P102/87-89
9778873656	NICKELL	DEBORAH B	GRAY	ARNE L	102 DIXIE DR		CHAPEL HILL	NC	27514	UNIT E 503 N GREENSBORO ST P102/87-89
9778875805	NICKELL	DEBORAH B	GRAY	ARNE L	102 DIXIE DR		CHAPEL HILL	NC	27514	#1 DEBORAH B NICKELL P87/192
9778874880	NICKELL	DEBORAH B	GRAY	ARNE L	102 DIXIE DR		CHAPEL HILL	NC	27514	#3 DEBORAH B NICKELL P87/192
9778873526	NICKELL	DEBORAH B	GRAY	ARNE L	102 DIXIE DR		CHAPEL HILL	NC	27514	#2 ARNE L GRAY & DEBORAH B NICKELL P60/44
9778873585	NICKELL	DEBORAH B	GRAY	ARNE L	102 DIXIE DR		CHAPEL HILL	NC	27514	#1 ARNE L GRAY & DEBORAH B NICKELL P60/44
9778873483	NICKELL	DEBORAH B	GRAY	ARNE L	102 DIXIE DR		CHAPEL HILL	NC	27514	W/S GREENSBORO ST
9778873874	NICKELL	DEBORAH B	GRAY	ARNE L	102 DIXIE DR		CHAPEL HILL	NC	27514	#2 DEBORAH B NICKELL P87/192
9778873656	null	null	null	null	null	null	null	null	null	null
9778766680	null	null	null	null	null	null	null	null	null	null
9778767579	null	null	null	null	null	null	null	null	null	null
9778763005	null	null	null	null	null	null	null	null	null	null
9778862027	null	null	null	null	null	null	null	null	null	null
9778869017	null	null	null	null	null	null	null	null	null	null
9778858537	null	null	null	null	null	null	null	null	null	null
9778757354	null	null	null	null	null	null	null	null	null	null
9778765828	OHLANDER	KERSTIN ANN			107 LINDSAY ST		CARRBORO	NC	27510	W/S LINDSAY ST
9778763389	ONTJES	SHERRI R			105 FIDELITY ST #B-40		CARRBORO	NC	27510	WEAVER & MAIN ST CARRBORO
9778972072	ONTJES PROPERTIES	LLC			3 IRIS LN		CHAPEL HILL	NC	27514	#3 REV FITCH LUMBER CO P70/9
9778962810	ONTJES PROPERTIES	LLC			3 IRIS LN		CHAPEL HILL	NC	27514	#6 FITCH LUMBER CO P70/9 #8 A & B BOK G LLOYD
9778963841	ONTJES PROPERTIES	LLC			3 IRIS LN		CHAPEL HILL	NC	27514	#5 FITCH LUMBER CO P70/9 #14-16 FL F HERBERT LLOYD PROP
9778963837	ONTJES PROPERTIES	LLC			3 IRIS LN		CHAPEL HILL	NC	27514	4 FITCH LUMBER CO P70/9 AKA #17 & 18 BL F HERBERT LLOYD
9778972456	ORANGE CHATHAM	COMPREHENSIVE			PO BOX 17179		CHAPEL HILL	NC	27516	#1 REV FITCH LUMBER CO P70/9
9778757354	ORANGE COMMUNITY HOUSING AND LAND	TRUST			104-C JONES FERRY RD		CARRBORO	NC	27510	UNIT 105V TWIN MAGNOLIAS P102/93
9778767579	ORANGE COUNTY	DISPUTE			SETTLEMENT CENTER INC	SUITE C 302 WEAVER ST	CARRBORO	NC	27510	SUITE C VENABLE BLDG P45/107
9778862027	ORANGE PERSON CHATHAM MENTAL	HEALTH DEVELOPMENTAL DISABILITIES & SUBSTANCE ABUSE			100 EUROPA DR SUITE 490		CHAPEL HILL	NC	27517	UNIT 1 CLUB NOVA CONDOS P92/44
9778862027	ORANGE PERSON CHATHAM MENTAL	HEALTH DEVELOPMENTAL DISABILITIES & SUBSTANCE ABUSE			100 EUROPA DR STE 490		CHAPEL HILL	NC	27517	UNIT 2 CLUB NOVA CONDOS P92/44
9778853774	PARIS OF THE PIEDMONT	PARTNERS			202 S GREENSBORO ST		CARRBORO	NC	27510	N/S CARR ST

9778759577	PARKER	SHIRLENE S			113 W CARR ST		CARRBORO	NC	275102248	S/S CARR ST
9778763957	PECK	TIMOTHY B			204 W MAIN ST		CARRBORO	NC	275102028	#74-76 BL G I S WEAVER
9778765281	PECK	TIMOTHY B DBA	WHITESIDES (W) DBA	JANET W	204 W MAIN ST		CARRBORO	NC	27510	N/S MAIN STREET
9778778441	PIERCE	CELIA S			307 OAK AVE		CARRBORO	NC	27510	SHELTON ST & OAK AVE
9778767579	PIESSE	SOPHIE	JOYNER	ROBERT N JR	100 PURPLE LEAF PL	null	CARRBORO	NC	27510	SUITE F VENABLE BLDG P45/107
9778764640	PONS FAMILY	LLC			307 SAINT DAVIDS LN		RICHMOND	VA	23221	INT HWY 54 & JONES FERRY RD P31/196
9778765213	PRESERVATION		206		206 W MAIN ST		CARRBORO	NC	27510	N/S MAIN STREET
9778757982	PTA THRIFT SHOP	INC			103 JONES FERRY RD		CARRBORO	NC	27510	MAIN ST/CARRBORO
9778757818	PTA THRIFT SHOP	INC			103 JONES FERRY RD		CARRBORO	NC	27510	S/S JONES FERRY RD
9778756819	PTA THRIFT SHOP	INC			103 JONES FERRY RD		CARRBORO	NC	27510	JONES FERRY ROAD
9778860616	RBC CENTURA	BANK			PO BOX 1220		ROCKY MT	NC	27804	INT WEAVER ST & OAK AVE P102/42
9778757354	REED	VIRGINIA S TRUSTEE	null	null	105-S JONES FERRY RD	null	CARRBORO	NC	27510	UNIT 105S TWIN MAGNOLIAS CONDO P102/93
9778763005	REINTJES	SUSAN	REINTJES	STE H	104 JONES FERRY RD		CARRBORO	NC	275102036	#H COVENANT OFFICE CENTER CONDO P48/69
9778862648	REVCO DISCOUNT DRUG CENTERS	INC			ONE CVS DR		WOONSOCKET	RI	2895	6 O D NEVILLE
9778862555	REVCO DISCOUNT DRUG CENTERS	INC			ONE CVS DR		WOONSOCKET	RI	2895	8 BL A O D NEVILLE-DURHAM
9778863587	REVCO DISCOUNT DRUG CENTERS	INC			ONE CVS DR		WOONSOCKET	RI	2895	1 BRUCE RIGSBEE P5/137
9778962611	RICE	ALTON ETAL	RICE	TWINETTE	4106 RICELAND DR		DURHAM	NC	27705	#3-4 BL G HERBERT LLOYD
9778776797	RIGGSBEE	REBECCA			304 LINDSAY ST		CARRBORO	NC	27510	P/O 33 34-40 BL H I S WEAVER P2/45
9778775014	RIGGSBEE	LARRY H	RIGGSBEE	BOBBIE P	926 OLD GREENSBORO RD		CHAPEL HILL	NC	275165217	W/S LINDSAY ST AKA 111 LINDSAY ST
9778852709	RIGGSBEE	LARRY H	RIGGSBEE	BOBBY	926 OLD GREENSBORO RD		CHAPEL HILL	NC	275165217	#5-7 P/O 4 M J DAWSON CH TP P6/91
9778851545	RIGGSBEE	LARRY			926 OLD GREENSBORO RD		CHAPEL HILL	NC	275165217	S/S CARR ST
9778952169	ROBERSON PLACE HOMEOWNERS	ASSOCIATION INC			P O BOX 1313		CARRBORO	NC	27510	SWEET BAY & WANNAMAKER PL PH 1 ROBERSON PL P77/95 81/17 & 115
9778773463	RODEMEIR	SUSAN			309 SHELTON ST		CARRBORO	NC	27510	#44-49 BL G I S WEAVER P2/45
9778757354	RODGERS	AMIE ETAL	RODGERS	VANCE	6975 VINA LOMA		SAN LUIS OBISPO	CA	93401	UNIT 105K TWIN MAGNOLIAS P102/93
9778771193	ROMEO	JAMES	ROMEO	JENNIFER	202 E POPLAR AVE		CARRBORO	NC	27510	S/W INT POPLAR & ELM STS PT #74-75 I S WEAVER PROP
9778872213	RUMFELT	JAMES M ETAL	MILLS	STEPHEN D	P O BOX 520		SNOW CAMP	NC	27349	#3 CATES-CRAWFORD PROP N/S POPLAR AVE
9778858826	RUMFELT	JAMES M	MILLS	STEPHEN D	P O BOX 520		SNOW CAMP	NC	27349	14 COBB ROBERSON
9778858887	RUMFELT	JAMES M			P O BOX 520		SNOW CAMP	NC	273490520	115 CARR ST
9778862278	RUMFELT	JAMES M			P O BOX 520		SNOW CAMP	NC	273490520	N/S MAIN ST P59/42
9778863699	SEATON	DEBRA L			203 N GREENSBORO ST		CARRBORO	NC	275101803	#2-3 BL A O D NEVILLE-DURHAM HOSIERY PROP (GREENSBORO ST)
9778863704	SEATON	DEBRA L			203 N GREENSBORO ST		CARRBORO	NC	275101803	#4 BL A NEVILLE S/S SHORT ST
9778964408	SHACHTMAN I	LLC			102 MARKET ST SUITE 200		CHAPEL HILL	NC	27516	#1-3 BL F HERBERT LLOYD CH TP P A/24
9778878309	SHAW	VERSELLE H			3747 CORBETT RD		MEBANE	NC	27302	N/S PARKER ST
9778757354	SHIPLEY	ROBERT K TRUSTEE			105 JONES FERRY RD #F		CARRBORO	NC	27510	UNIT 105F TWIN MAGNOLIAS P102/93
9778766887	SHREVE	MARK E	LASHUK	LISA R	106 LINDSAY ST		CARRBORO	NC	275101740	E/S LINDSAY ST
9778757354	SIMMONS	JASON D	SIMMONS	MICHAEL A	105-I JONES FERRY RD		CARRBORO	NC	27510	UNIT 105I TWIN MAGNOLIAS P102/93
9778769804	SMITH	JOHN B TRUSTEE	SMITH-TR	CATHERINE F	100 EVANS CT		CARRBORO	NC	27510	2 JOHN & cATHERINE SMITH P107/7
9778769931	SMITH	JOHN B TRUSTEE	SMITH-TR	CATHERINE F	100 EVANS CT		CARRBORO	NC	27510	1 JOHN & CATHERINE SMITH P107/7 & P106/20
9778961481	SOUTHERN	RAILROAD			UNKNOWN ADDRESS			NC	0	RAILROAD R/W
9778877317	SOUTHERN STATES COOPERATIVE INC	CARRBORO SERVICE			PO BOX 26234 TAX DEPT		RICHMOND	VA	23260	N/S PARKER ST
9778877142	SOUTHERN STATES COOPERATIVE INC	CARRBORO SERVICE			PO BOX 26234 TAX DEPT		RICHMOND	VA	23260	GREENSBORO STREET
9778879235	SOUTHERN STATES COOPERATIVE INC	CARRBORO SERVICE			PO BOX 26234 TAX DEPT		RICHMOND	VA	23260	S/S PARKER ST
9778876249	SOUTHERN STATES COOPERATIVE INC	CARRBORO SERVICE			PO BOX 26234 TAX DEPT		RICHMOND	VA	23260	SE INT GREENSBORO & PARKER
9778876211	SOUTHERN STATES COOPERATIVE INC	CARRBORO SERVICE			PO BOX 26234 TAX DEPT		RICHMOND	VA	23260	OLD GREENSBORO RD
9778876283	SOUTHERN STATES COOPERATIVE INC	CARRBORO SERVICE			PO BOX 26234 TAX DEPT		RICHMOND	VA	23260	GREENSBORO STREET
9778963491	SOWERS	REBECCA BENNETT			11918 MILLSIDE DRIVE		DINWIDDIE	VA	23841	R E A EXPRESS MAIN ST
9778862724	SPARROW	JAMES R JR	SPARROW	JERRY M SR	387 HENRYS RIDGE RD	null	PITTSBORO	NC	27312	#5 BL A NEVILLE-DURHAM HOSIERY SE INT SHORT ST & CENTER AVE
9778765301	SPARROW & SONS	INC			305 W WEAVER ST		CARRBORO	NC	27510	#2 PHILIP M SNYDER III P82/ 165
9778766440	SPARROW & SONS	INC			305 WEAVER ST		CARRBORO	NC	27510	S/S WEAVER ST
9778767326	SPARROW & SONS	INC			305 WEAVER ST		CARRBORO	NC	27510	309 WEAVER STREET
9778765386	SPARROW AND SONS	INC			305 WEAVER ST		CARRBORO	NC	27510	S/S GREENSBORO ST
9778852516	SPINARSKI	BRICE J ETAL	SPINARSKI	RACHEL ELIZABETH R	2030 LINK RD	C/O LAURA FLECK	CHAPEL HILL	NC	27616	S/S CARR ST
9778862407	STARPOINT	GROUP			P O DRAWER 1329		CHAPEL HILL	NC	27514	S/S WEAVER ST P91/126
9778765935	STORY	W GENE			109 LINDSAY ST		CARRBORO	NC	275101739	W/S LINDSAY ST
9778964420	STURGESS	CAROLYN BENNETT			1009 DAWES ST		CHAPEL HILL	NC	27516	N/S MAIN ST
9778860690	SUBERMAN	THOMAS A	VEVLE	MARK R	103 CENTER ST		CARRBORO	NC	27510	#2 BL C M J DAWSON PROP
9778870604	SUITT	PHILLIP R	SUITT	BEVERLY W	399 OAK AVE		CARRBORO	NC	27510	#3 WESLEY & MIRANDA KELLY P89/23
9778778634	SUITT	PHILLIP R	SUITT	BEVERLY W	399 OAK AVE		CARRBORO	NC	27510	#1 WESLEY & MIRANDA KELLY P89/23

Property Owners Within 1000 Foot Buffer

9778763950	TANNER	JACQUELINE	TANNER	JAMES E III	110 ELM ST		CARRBORO	NC	27510	#77-79 BL G I S WEAVER PROP P43/30
9778859856	TECHNICAL RESCUE SERVICES INC	D/B/A SOUTH ORANGE RESCUE SQUAD			202 ROBERSON ST		CARRBORO	NC	27510	S/S ROBERSON ST CH TP
9778778151	THE	WIENE DEMOULIN	THE	LIVING TRUST	200 BRITTON DR		CHAPEL HILL	NC	27516	S/W INT POPLAR ST & OAK AVE CARRBORO
9778860839	THE	WIENE DEMOULIN	THE	LIVING TRUST	200 BRITTON DR		CHAPEL HILL	NC	27516	#10 BL C MJ DAWSON-DURHAM HOS
9778757611	THE ALTRIDGE GROUP LLC	null	null	null	109 SUNSET RIDGE LN	null	CHAPEL HILL	NC	275165513	JONES FERRY RD CARRBORO
9778852596	THOMAS	BRUCE L	THOMAS	CATHY W	105 CHESLEY CT		CHAPEL HILL	NC	27514	PROP OF RAYMOND RIGGSBEE P67/207 S/S
9778965839	THOMPSON	EMMA J			204 LLOYD ST		CARRBORO	NC	275101822	W CARR ST
9778860925	THURMAN	ANDREW D	THURMAN	STEPHANIE J	149 CLARK RD		SNOW CAMP	NC	27349	10 BL C HERBERT LLOYD
9778757354	TROUT	LINDA M			105 JONES FERRY RD #P		CARRBORO	NC	27510	#9 BL C M J DAWSON-DURHAM
9778773342	TYSON	DAVID	TYSON	TREVA WATKINS	1514 BROOKS AVE	null	RALEIGH	NC	27607	UNIT 105P TWIN MAGNOLIAS P102/93
9778854421	UNDERHILL	ROY E	UNDERHILL	JANE B	4714 MCBANE MILL LN	null	GRAHAM	NC	27253	P/O 56-59 BL G WEAVER N/S POPLAR AVE
9778776277	UPCHURCH	WESLEY TIM	UPCHURCH	LUCY W	9491 DODSONS CROSSROADS		CHAPEL HILL	NC	27516	OLD PITTSBORO RD & GREENSBORO
9778757354	VERNON	FEROL MARK	VERNON	RICCI W	105 U JONES FERRY RD		CARRBORO	NC	27510	N/E INT POPLAR & LINDSAY
9778850570	VICKER	STANLEY B	VICKER	MINNIE S	115 FEARRINGTON DR		KERNERSVILLE	NC	27284	UNIT 105U TWIN MAGNOLIAS P102/93
9778766340	VILLOPOTO	CARMEN M	null	null	220 LAKE MANOR RD	null	CHAPEL HILL	NC	275164231	#1 B H COLE HRS S/S CARR ST
9778856424	WAGNER	THOMAS M	BEHR	MARY M	419 NE 19TH ST #502		MIAMI	FL	33132	S/O WEAVER ST
9778868065	WARD	CAROLYN J			111 CHEEK ST		CARRBORO	NC	27510	S GREENSBORO ST
9778773266	WASHBURN	SEAN			301 E POPLAR AVE		CARRBORO	NC	275101713	S/S MAIN ST
9778768308	WEAVER	STARNES	WEAVER	MILDRED	613 HILLSBOROUGH RD		CARRBORO	NC	275101229	2 HARVEY L WATSON P34/19 N/S POPLAR AVE
9778764491	WEAVER STREET DEVELOPMENT	LLC			4063 SWEP SAX RD		GRAHAM	NC	27253	#1 B F RAY HRS
9778863037	WENDYS INTERNATIONAL	INC			1155 PERIMETER CENTER WEST		ATLANTA	GA	30338	1 PHILIP M SNYDER III P82/165
9778771065	WHEELER	MARTHA SCHWARTZ			111 ELM ST		CARRBORO	NC	27510	INT MAIN & GREENSBORO ST
9778860793	WHITESIDES	JANET			107 CENTER AV		CARRBORO	NC	27510	W/S ELM STREET
9778765558	WICK	JOHN G			707 BOLIN CREEK DR		CARRBORO	NC	275104107	4 BL C DAWSON-DURHAM HOSIERY CARR AVE
9778960265	WICKER	GENA C			1418 CRAWFORD DAIRY RD		CHAPEL HILL	NC	275168595	NW INT LINDSAY & WEAVER ST
9778774102	WILLIAM	JAY PECK	WILLIAM	LIVING TRUST	314 GLENDALE DR		CHAPEL HILL	NC	275145914	S/S MAIN ST
9778775411	WILLIAMS	STEVEN D	WILLIAMS	NANCY	201 LINDSAY ST		CARRBORO	NC	27510	S/S POPLAR AVE 302E POPLAR AVE
9778872525	WILLIAMS	JEAN J			P O BOX 23		CARRBORO	NC	275100023	50-55 I S WEAVER EST P2/45
9778876328	WILLIAMS	JEAN J			PO BOX 23		CARRBORO	NC	275100023	106-106A SHELTON STREET
9778960245	WILLIAMS	H B	WILLIAMS	NANCY	235 FLEMINGTON RD		CHAPEL HILL	NC	275145637	E/S GREENSBORO ST
9778868320	WILLIAMS	SCOTT WILBURN			PO BOX 27		CHAPEL HILL	NC	275140027	MAIN ST BARBER SHOP
9778777111	WILLIAMS	CAROLYN			112 LINDSAY ST		CARRBORO	NC	27510	9-10 MCCALMROCH PROP
9778758933	WILSON	STEPHEN E	WILSON	ANNA L	2523 PICKETT RD		DURHAM	NC	277055606	314 LINDSAY ST
9778963740	WRIGHT	SARAH R	RICE	ALTON R	107 LLOYD ST		CARRBORO	NC	275101508	W MAIN ST
9778962618	WRIGHT	SARAH R	RICE	ALTON R	107 LLOYD ST		CARRBORO	NC	275100040	9-11 & P/O 8 BL F H LLOYD CH TP
9778963755	WRIGHT	SARAH R	RICE	ALTON R	107 LLOYD ST		CARRBORO	NC	275101819	#5-9 BL G HERBERT LLOYD
9778963670	WRIGHT	SARAH R	RICE	ALTON R	107 LLOYD ST		CARRBORO	NC	275100040	#12-13 BL F HERBERT LLOYD PROP
9778952758	YAGGY CORPORATION	THE			111 CLOISTER CT STE 200		CHAPEL HILL	NC	275142296	#7 & PT 6 BL F HERBERT LLOYD W/S LLOYD ST CH TP
9778763005	YOUNG	JIMMIE L	YOUNG	GERALDINE K	524 REYNOLDS AVE		DURHAM	NC	277074638	2 & 2B YAGGY CORP P77/34
9778858448	YOUNG	MARQUARDT REBECCA TRUSTEE	MARQUARDT-TR	MARK J	1115 PHILS RIDGE RD		CHAPEL HILL	NC	27516	#F COVENANT OFFICE CENTER CONDO P48/69
9778774227	ZACHARY	IRIS T MRS			303 E POPLAR AVE		CARRBORO	NC	27510	W/S MAPLE AVE
9778965726	ZINN BROTHERS	LLC			180 PROVIDENCE RD #1-B		CHAPEL HILL	NC	27514	#60-62 I S WEAVER P2/45
9778964781	ZINN BROTHERS	LLC			180 PROVIDENCE RD #1-B		CHAPEL HILL	NC	27514	#6A 6B & P/O 2&4 BL C HERB LLOYD PROP
										INT COBB & LLOYD ST

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Buffer: 1 Feet on Buffer Task (313)

Name
Buffer 1

Buffer selection in Addresses (Table)

Status	HouseNum	BuildNum	UnitNum	HouseNumExt	DirPrefix	Name	Type	Address	Add_St	MailingCity	State	ZipCode	PIN	LotNum	PlaceID	PlaceName	PlaceDescr	LBCSDesc	FireDist
101	100					CENTER	ST	100	100 CENTER ST	CARRBORO	NC	27510	9778862555		null			Commercial Building	Carrboro
101	100				E	CARR	ST	100	100 E CARR ST	CARRBORO	NC	27510	9778855692		0			Commercial Building	Carrboro
101	100				E	MAIN	ST	100	100 E MAIN ST	CARRBORO	NC	27510	9778865048		74	BUSINESS		Commercial Building	Carrboro
101	100		B		E	MAIN	ST	100 UNIT B	100 E MAIN ST UNIT B	CARRBORO	NC	27510	9778865048		0			Commercial Building	Carrboro
101	100		C		E	MAIN	ST	100 UNIT C	100 E MAIN ST UNIT C	CARRBORO	NC	27510	9778865048		0			Commercial Building	Carrboro
101	100		D		E	MAIN	ST	100 UNIT D	100 E MAIN ST UNIT D	CARRBORO	NC	27510	9778865048		0			Commercial Building	Carrboro
101	100				E	WEAVER	ST	100	100 E WEAVER ST	CARRBORO	NC	27510	9778867335		471	TAR HEEL TV		Commercial Building	Carrboro
101	100					EVANS	CT	100	100 EVANS CT	CARRBORO	NC	27510	9778769931		0			Res-Single Family	Carrboro
101	100					LINDSAY	ST	100	100 LINDSAY ST	CARRBORO	NC	27510	9778766689		0			Res-Single Family	Carrboro
101	100					LLOYD	ST	100	100 LLOYD ST	CARRBORO	NC	27510	9778965551		74	BUSINESS		Commercial Building	Carrboro
101	100				N	GREENSBORO	ST	100	100 N GREENSBORO ST	CARRBORO	NC	27510	9778866049		111	CENTURY CENTER		Commercial Building	Carrboro
101	100					OAK	AVE	100	100 OAK AVE	CARRBORO	NC	27510	9778860724		0			Res-Single Family	Carrboro
101	100					OLD PITTSBORO	RD	100	100 OLD PITTSBORO RD	CARRBORO	NC	27510	9778852444		0			Res-Single Family	Carrboro
101	100				S	GREENSBORO	ST	100	100 S GREENSBORO ST	CARRBORO	NC	27510	9778863037		0			Commercial Building	Carrboro
101	100					SHELTON	ST	100	100 SHELTON ST	CARRBORO	NC	27510	9778873526		0			Res-Single Family	Carrboro
101	100		null		W	CARR	ST	100	100 W CARR ST	CARRBORO	NC	27510	9778852709		0			Multifamily Structure	Carrboro
101	100		A		W	CARR	ST	100 UNIT A	100 W CARR ST UNIT A	CARRBORO	NC	27510	9778852709		0			Multifamily Structure	Carrboro
101	100		B		W	CARR	ST	100 UNIT B	100 W CARR ST UNIT B	CARRBORO	NC	27510	9778852709		0			Multifamily Structure	Carrboro
101	100		C		W	CARR	ST	100 UNIT C	100 W CARR ST UNIT C	CARRBORO	NC	27510	9778852709		0			Multifamily Structure	Carrboro
101	100				W	MAIN	ST	100	100 W MAIN ST	CARRBORO	NC	27510	9778864217		74	CLIFFS MEAT MARKET		Convenience Store	Carrboro
101	100				W	WEAVER	ST	100	100 W WEAVER ST	CARRBORO	NC	27510	9778862555		0			Commercial Building	Carrboro
101	101					CENTER	ST	101	101 CENTER ST	CARRBORO	NC	27510	9778860595		5058	FRANK COLE BUILDING		Commercial Building	Carrboro
101	101					COBB	ST	101	101 COBB ST	CARRBORO	NC	27510	9778965726		0			Multifamily Structure	Carrboro
101	101				E	WEAVER	ST	101	101 E WEAVER ST	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL	WEAVER STREET MARKET	Commercial Building	Carrboro
101	101		E-9		E	WEAVER	ST	101 UNIT E-9	101 E WEAVER ST UNIT E-9	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	Carrboro
101	101		G-1		E	WEAVER	ST	101 UNIT G-1	101 E WEAVER ST UNIT G-1	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	Carrboro
101	101		G-2		E	WEAVER	ST	101 UNIT G-2	101 E WEAVER ST UNIT G-2	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	Carrboro
101	101		G-3		E	WEAVER	ST	101 UNIT G-3	101 E WEAVER ST UNIT G-3	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	Carrboro
101	101		G-4		E	WEAVER	ST	101 UNIT G-4	101 E WEAVER ST UNIT G-4	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	Carrboro
101	101		G-7		E	WEAVER	ST	101 UNIT G-7	101 E WEAVER ST UNIT G-7	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	Carrboro
101	101					EVANS	CT	101	101 EVANS CT	CARRBORO	NC	27510	9778860717		0			Res-Single Family	Carrboro
101	101					JONES FERRY	RD	101	101 JONES FERRY RD	CARRBORO	NC	27510	9778757818		0			Commercial Building	Carrboro
101	101					LINDSAY	ST	101	101 LINDSAY ST	CARRBORO	NC	27510	9778765710		0			Res-Single Family	Carrboro
101	101					LLOYD	ST	101	101 LLOYD ST	CARRBORO	NC	27510	9778964408		0			Commercial Building	Carrboro
101	101				S	GREENSBORO	ST	101	101 S GREENSBORO ST	CARRBORO	NC	27510	9778855967		0			Commercial Building	Carrboro
101	101					SHELTON	ST	101	101 SHELTON ST	CARRBORO	NC	27510	9778872378		0			Res-Single Family	Carrboro
101	101					SHORT	ST	101	101 SHORT ST	CARRBORO	NC	27510	9778863704		0			Commercial Building	Carrboro
101	101				W	CARR	ST	101	101 W CARR ST	CARRBORO	NC	27510	9778853558		0			Res-Single Family	Carrboro
101	102					CENTER	ST	102	102 CENTER ST	CARRBORO	NC	27510	9778862651		0			Res-Single Family	Carrboro
101	102				E	CARR	ST	102	102 E CARR ST	CARRBORO	NC	27510	9778856692		0			Res-Single Family	Carrboro
101	102				E	MAIN	ST	102	102 E MAIN ST	CARRBORO	NC	27510	9778866028		74	BUSINESS		Commercial Building	Carrboro
101	102				E	WEAVER	ST	102	102 E WEAVER ST	CARRBORO	NC	27510	9778867346		74	BUSINESS		Commercial Building	Carrboro
101	102		A			ELM	ST	102 UNIT A	102 ELM ST UNIT A	CARRBORO	NC	27510	9778763764		0			Res-Single Family	Carrboro
101	102		B			ELM	ST	102 UNIT B	102 ELM ST UNIT B	CARRBORO	NC	27510	9778763764		0			Res-Single Family	Carrboro
101	102		C			ELM	ST	102 UNIT C	102 ELM ST UNIT C	CARRBORO	NC	27510	9778763764		0			Res-Single Family	Carrboro
101	102		D			ELM	ST	102 UNIT D	102 ELM ST UNIT D	CARRBORO	NC	27510	9778763764		0			Res-Single Family	Carrboro
101	102		E			ELM	ST	102 UNIT E	102 ELM ST UNIT E	CARRBORO	NC	27510	9778763764		0			Res-Single Family	Carrboro
101	102					LINDSAY	ST	102	102 LINDSAY ST	CARRBORO	NC	27510	9778766795		0			Res-Single Family	Carrboro
101	102					LLOYD	ST	102	102 LLOYD ST	CARRBORO	NC	27510	9778965519		null	null	FURNITURE DOCTOR	Commercial Building	Carrboro
101	102					SHELTON	ST	102	102 SHELTON ST	CARRBORO	NC	27510	9778872525		0			Res-Duplex	Carrboro
101	102		A			SHELTON	ST	102 UNIT A	102 SHELTON ST UNIT A	CARRBORO	NC	27510	9778872525		0			Res-Duplex	Carrboro
101	102				W	CARR	ST	102	102 W CARR ST	CARRBORO	NC	27510	9778851728		0			Res-Single Family	Carrboro
101	102		A		W	CARR	ST	102 UNIT A	102 W CARR ST UNIT A	CARRBORO	NC	27510	9778851728		0			Res-Single Family	Carrboro
101	102				W	MAIN	ST	102	102 W MAIN ST	CARRBORO	NC	27510	9778863246		0			Commercial Building	Carrboro
101	102		1		W	MAIN	ST	102 UNIT 1	102 W MAIN ST UNIT 1	CARRBORO	NC	27510	9778863246		74	BUSINESS		Commercial Building	Carrboro
101	102		2		W	MAIN	ST	102 UNIT 2	102 W MAIN ST UNIT 2	CARRBORO	NC	27510	9778863246		0			Commercial Building	Carrboro
101	102		3		W	MAIN	ST	102 UNIT 3	102 W MAIN ST UNIT 3	CARRBORO	NC	27510	9778863246		0			Commercial Building	Carrboro
101	102		4		W	MAIN	ST	102 UNIT 4	102 W MAIN ST UNIT 4	CARRBORO	NC	27510	9778863246		0			Commercial Building	Carrboro
101	102		5		W	MAIN	ST	102 UNIT 5	102 W MAIN ST UNIT 5	CARRBORO	NC	27510	9778863246		0			Commercial Building	Carrboro
101	102		6		W	MAIN	ST	102 UNIT 6	102 W MAIN ST UNIT 6	CARRBORO	NC	27510	9778863246		0			Commercial Building	Carrboro
101	102		A		E	MAIN	ST	102-A	102-A E MAIN ST	CARRBORO	NC	27510	9778866028		0			Commercial Building	Carrboro
101	102		A		W	MAIN	ST	102-A	102-A W MAIN ST	CARRBORO	NC	27510	9778863323		0			Commercial Building	Carrboro
101	103					B	ST	103	103 B ST	CARRBORO	NC	27510	9778962611		0			Commercial Building	CARRBORO
101	103					CENTER	ST	103	103 CENTER ST	CARRBORO	NC	27510	9778860690		0			Res-Single Family	Carrboro
101	103				E	MAIN	ST	103	103 E MAIN ST	CARRBORO	NC	27510	9778867341		74	BUSINESS		Commercial Building	Carrboro
101	103					EVANS	CT	103	103 EVANS CT	CARRBORO	NC	27510	9778769707		0			Res-Single Family	Carrboro
101	103					JONES FERRY	RD	103	103 JONES FERRY RD	CARRBORO	NC	27510	9778756819		396	PTA THRIFT SHOP		Commercial Building	Carrboro
101	103					LINDSAY	ST	103	103 LINDSAY ST	CARRBORO	NC	27510	9778765718		0			Res-Single Family	Carrboro



101	103				LLOYD	ST	103	103 LLOYD ST	CARRBORO	NC	27510	9778962525		null	BUSINESS		Commercial Building	CARRBORO
101	103				PARKER	ST	103	103 PARKER ST	CARRBORO	NC	27510	9778878309		0			Res-Single Family	Carrboro
101	103				SHELTON	ST	103	103 SHELTON ST	CARRBORO	NC	27510	9778871398		0			Res-Single Family	Carrboro
101	103				SHORT	ST	103	103 SHORT ST	CARRBORO	NC	27510	9778862724		388	PLUMBING SUPPLY		Commercial Building	Carrboro
101	103			W	CARR	ST	103	103 W CARR ST	CARRBORO	NC	27510	9778852596		0			Res-Single Family	Carrboro
101	103			W	MAIN	ST	103	103 W MAIN ST	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Commercial Building	Carrboro
101	103	1A		W	MAIN	ST	103 UNIT 1A	103 W MAIN ST UNIT 1A	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	1B		W	MAIN	ST	103 UNIT 1B	103 W MAIN ST UNIT 1B	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	1C		W	MAIN	ST	103 UNIT 1C	103 W MAIN ST UNIT 1C	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	1D		W	MAIN	ST	103 UNIT 1D	103 W MAIN ST UNIT 1D	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	1E		W	MAIN	ST	103 UNIT 1E	103 W MAIN ST UNIT 1E	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	1F		W	MAIN	ST	103 UNIT 1F	103 W MAIN ST UNIT 1F	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	1G		W	MAIN	ST	103 UNIT 1G	103 W MAIN ST UNIT 1G	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	1H		W	MAIN	ST	103 UNIT 1H	103 W MAIN ST UNIT 1H	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	2A		W	MAIN	ST	103 UNIT 2A	103 W MAIN ST UNIT 2A	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	2B		W	MAIN	ST	103 UNIT 2B	103 W MAIN ST UNIT 2B	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	2C		W	MAIN	ST	103 UNIT 2C	103 W MAIN ST UNIT 2C	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	2D		W	MAIN	ST	103 UNIT 2D	103 W MAIN ST UNIT 2D	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	2E		W	MAIN	ST	103 UNIT 2E	103 W MAIN ST UNIT 2E	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	2F		W	MAIN	ST	103 UNIT 2F	103 W MAIN ST UNIT 2F	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	2G		W	MAIN	ST	103 UNIT 2G	103 W MAIN ST UNIT 2G	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	2H		W	MAIN	ST	103 UNIT 2H	103 W MAIN ST UNIT 2H	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	3A		W	MAIN	ST	103 UNIT 3A	103 W MAIN ST UNIT 3A	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	3B		W	MAIN	ST	103 UNIT 3B	103 W MAIN ST UNIT 3B	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	3C		W	MAIN	ST	103 UNIT 3C	103 W MAIN ST UNIT 3C	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	3D		W	MAIN	ST	103 UNIT 3D	103 W MAIN ST UNIT 3D	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	3E		W	MAIN	ST	103 UNIT 3E	103 W MAIN ST UNIT 3E	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	3F		W	MAIN	ST	103 UNIT 3F	103 W MAIN ST UNIT 3F	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	3G		W	MAIN	ST	103 UNIT 3G	103 W MAIN ST UNIT 3G	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	3H		W	MAIN	ST	103 UNIT 3H	103 W MAIN ST UNIT 3H	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Group Home	Carrboro
101	103	A		W	WEAVER	ST	103 UNIT A	103 W WEAVER ST UNIT A	CARRBORO	NC	27510	9778862326		74	BUSINESS		Commercial Building	Carrboro
101	103	B		W	WEAVER	ST	103 UNIT B	103 W WEAVER ST UNIT B	CARRBORO	NC	27510	9778862326		74	BUSINESS		Commercial Building	Carrboro
101	103	C		W	WEAVER	ST	103 UNIT C	103 W WEAVER ST UNIT C	CARRBORO	NC	27510	9778862326		74	BUSINESS		Commercial Building	Carrboro
102	103		A		LLOYD	ST	103-A	103-A LLOYD ST	CARRBORO	NC	27510	9778962525		0			null	CARRBORO
102	103		B		LLOYD	ST	103-B	103-B LLOYD ST	CARRBORO	NC	27510	9778962525		null			null	CARRBORO
101	103		D	W	MAIN	ST	103-D	103-D W MAIN ST	CARRBORO	NC	27510	9778862027		5042	CLUB NOVA		Institutional or Community Facility	Carrboro
101	104				CENTER	ST	104	104 CENTER ST	CARRBORO	NC	27510	9778862648		0			Res-Single Family	Carrboro
101	104				CARR	ST	104	104 E CARR ST	CARRBORO	NC	27510	9778857684		0			Res-Duplex	Carrboro
101	104	A		E	CARR	ST	104 UNIT A	104 E CARR ST UNIT A	CARRBORO	NC	27510	9778857684		0			Res-Duplex	Carrboro
101	104			E	MAIN	ST	104	104 E MAIN ST	CARRBORO	NC	27510	9778867097		0			Commercial Building	Carrboro
101	104	A			JONES FERRY	RD	104 UNIT A	104 JONES FERRY RD UNIT A	CARRBORO	NC	27510	9778763005		74	BUSINESS		Commercial Building	Carrboro
101	104	B			JONES FERRY	RD	104 UNIT B	104 JONES FERRY RD UNIT B	CARRBORO	NC	27510	9778763005		74	BUSINESS		Commercial Building	Carrboro
101	104	C			JONES FERRY	RD	104 UNIT C	104 JONES FERRY RD UNIT C	CARRBORO	NC	27510	9778763005		74	BUSINESS		Commercial Building	Carrboro
101	104	D			JONES FERRY	RD	104 UNIT D	104 JONES FERRY RD UNIT D	CARRBORO	NC	27510	9778763005		74	BUSINESS		Commercial Building	Carrboro
101	104	E			JONES FERRY	RD	104 UNIT E	104 JONES FERRY RD UNIT E	CARRBORO	NC	27510	9778763005		74	BUSINESS		Commercial Building	Carrboro
101	104	F			JONES FERRY	RD	104 UNIT F	104 JONES FERRY RD UNIT F	CARRBORO	NC	27510	9778763005		74	BUSINESS		Commercial Building	Carrboro
101	104	G			JONES FERRY	RD	104 UNIT G	104 JONES FERRY RD UNIT G	CARRBORO	NC	27510	9778763005		74	BUSINESS		Commercial Building	Carrboro
101	104	H			JONES FERRY	RD	104 UNIT H	104 JONES FERRY RD UNIT H	CARRBORO	NC	27510	9778763005		74	BUSINESS		Commercial Building	Carrboro
101	104	J			JONES FERRY	RD	104 UNIT J	104 JONES FERRY RD UNIT J	CARRBORO	NC	27510	9778763005		74	BUSINESS		Commercial Building	Carrboro
101	104				LINDSAY	ST	104	104 LINDSAY ST	CARRBORO	NC	27510	9778766890		0			Res-Single Family	Carrboro
101	104				SHELTON	ST	104	104 SHELTON ST	CARRBORO	NC	27510	9778871506		0			Res-Duplex	Carrboro
101	104	A			SHELTON	ST	104 UNIT A	104 SHELTON ST UNIT A	CARRBORO	NC	27510	9778871506		0			Res-Duplex	Carrboro
101	104			W	CARR	ST	104	104 W CARR ST	CARRBORO	NC	27510	9778850742		0			Res-Single Family	Carrboro
101	104			W	MAIN	ST	104	104 W MAIN ST	CARRBORO	NC	27510	9778862278		74	BUSINESS		Commercial Building	Carrboro
101	105				B	ST	105	105 B ST	CARRBORO	NC	27510	9778962618		0			Commercial Building	CARRBORO
101	105				CENTER	ST	105	105 CENTER ST	CARRBORO	NC	27510	9778860696		0			Res-Single Family	Carrboro
101	105			E	MAIN	ST	105	105 E MAIN ST	CARRBORO	NC	27510	9778867383		0			Commercial Building	Carrboro
101	105				ELM	ST	105	105 ELM ST	CARRBORO	NC	27510	9778762805		0			Res-Single Family	Carrboro
101	105	A			JONES FERRY	RD	105 UNIT A	105 JONES FERRY RD UNIT A	CARRBORO	NC	27510	9778757415		0	TWIN MAGNOLIAS		Condominium	Carrboro
101	105	B			JONES FERRY	RD	105 UNIT B	105 JONES FERRY RD UNIT B	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Res-Single Family	Carrboro
101	105	C			JONES FERRY	RD	105 UNIT C	105 JONES FERRY RD UNIT C	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Res-Single Family	Carrboro
101	105	D			JONES FERRY	RD	105 UNIT D	105 JONES FERRY RD UNIT D	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Res-Single Family	Carrboro
101	105	E			JONES FERRY	RD	105 UNIT E	105 JONES FERRY RD UNIT E	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Res-Single Family	Carrboro
101	105	F			JONES FERRY	RD	105 UNIT F	105 JONES FERRY RD UNIT F	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Res-Single Family	Carrboro
101	105	G			JONES FERRY	RD	105 UNIT G	105 JONES FERRY RD UNIT G	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Res-Single Family	Carrboro
101	105	H			JONES FERRY	RD	105 UNIT H	105 JONES FERRY RD UNIT H	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Res-Single Family	Carrboro
101	105	I			JONES FERRY	RD	105 UNIT I	105 JONES FERRY RD UNIT I	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Condominium	Carrboro
101	105	J			JONES FERRY	RD	105 UNIT J	105 JONES FERRY RD UNIT J	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Condominium	Carrboro
101	105	K			JONES FERRY	RD	105 UNIT K	105 JONES FERRY RD UNIT K	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Condominium	Carrboro
101	105	L			JONES FERRY	RD	105 UNIT L	105 JONES FERRY RD UNIT L	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Condominium	Carrboro
101	105	M			JONES FERRY	RD	105 UNIT M	105 JONES FERRY RD UNIT M	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Condominium	Carrboro
101	105	N			JONES FERRY	RD	105 UNIT N	105 JONES FERRY RD UNIT N	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Condominium	Carrboro
101	105	O			JONES FERRY	RD	105 UNIT O	105 JONES FERRY RD UNIT O	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Condominium	Carrboro
101	105	P			JONES FERRY	RD	105 UNIT P	105 JONES FERRY RD UNIT P	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Condominium	Carrboro
101	105	Q			JONES FERRY	RD	105 UNIT Q	105 JONES FERRY RD UNIT Q	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Condominium	Carrboro
101	105	R			JONES FERRY	RD	105 UNIT R	105 JONES FERRY RD UNIT R	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Condominium	Carrboro
101	105	S			JONES FERRY	RD	105 UNIT S	105 JONES FERRY RD UNIT S	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Condominium	Carrboro

101	105		T			JONES FERRY	RD	105 UNIT T	105 JONES FERRY RD UNIT T	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Condominium	Carrboro	
101	105		U			JONES FERRY	RD	105 UNIT U	105 JONES FERRY RD UNIT U	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Condominium	Carrboro	
101	105		V			JONES FERRY	RD	105 UNIT V	105 JONES FERRY RD UNIT V	CARRBORO	NC	27510	9778757415		925	TWIN MAGNOLIAS		Condominium	Carrboro	
101	105					LINDSAY	ST	105	105 LINDSAY ST	CARRBORO	NC	27510	9778765813		0			Res-Single Family	Carrboro	
102	105					LLOYD	ST	105	105 LLOYD ST	CARRBORO	NC	27510	9778963670		0			null	Carrboro	
101	105					PARKER	ST	105	105 PARKER ST	CARRBORO	NC	27510	9778877317		0			Commercial Building	Carrboro	
101	105					SHELTON	ST	105	105 SHELTON ST	CARRBORO	NC	27510	9778871329		0			Res-Single Family	Carrboro	
101	105				W	CARR	ST	105	105 W CARR ST	CARRBORO	NC	27510	9778852516		0			Res-Single Family	Carrboro	
101	105		A		W	MAIN	ST	105 UNIT# A	105 W MAIN ST UNIT# A	CARRBORO	NC	27510	9778860041		74	BUSINESS		Commercial Building	Carrboro	
101	105	null	B	null	W	MAIN	ST	105 UNIT B	105 W MAIN ST UNIT# B	CARRBORO	NC	27510	9778860041	null	null	null	null	Commercial Building	Carrboro	
101	106					LINDSAY	ST	106	106 LINDSAY ST	CARRBORO	NC	27510	9778766887		0			Res-Single Family	Carrboro	
101	106				S	GREENSBORO	ST	106	106 S GREENSBORO ST	CARRBORO	NC	27510	9778864075		497	TRADING POST		Commercial Building	Carrboro	
101	106					SHELTON	ST	106	106 SHELTON ST	CARRBORO	NC	27510	9778870527		0			Res-Duplex	Carrboro	
101	106		A			SHELTON	ST	106 UNIT A	106 SHELTON ST UNIT A	CARRBORO	NC	27510	9778870527		0			Res-Duplex	Carrboro	
101	106			1	W	CARR	ST	106 UNIT 1	106 W CARR ST UNIT 1	CARRBORO	NC	27510	9778759714		0			Multifamily Structure	Carrboro	
101	106			2	W	CARR	ST	106 UNIT 2	106 W CARR ST UNIT 2	CARRBORO	NC	27510	9778759714		0			Multifamily Structure	Carrboro	
101	106			3	W	CARR	ST	106 UNIT 3	106 W CARR ST UNIT 3	CARRBORO	NC	27510	9778759714		0			Multifamily Structure	Carrboro	
101	106			4	W	CARR	ST	106 UNIT 4	106 W CARR ST UNIT 4	CARRBORO	NC	27510	9778759714		0			Multifamily Structure	Carrboro	
101	106			5	W	CARR	ST	106 UNIT 5	106 W CARR ST UNIT 5	CARRBORO	NC	27510	9778759714		0			Multifamily Structure	Carrboro	
101	106			6	W	CARR	ST	106 UNIT 6	106 W CARR ST UNIT 6	CARRBORO	NC	27510	9778759714		0			Multifamily Structure	Carrboro	
101	106			7	W	CARR	ST	106 UNIT 7	106 W CARR ST UNIT 7	CARRBORO	NC	27510	9778759714		0			Multifamily Structure	Carrboro	
101	107					B	ST	107	107 B ST	CARRBORO	NC	27510	9778962618		0			Commercial Building	CARRBORO	
101	107					CENTER	ST	107	107 CENTER ST	CARRBORO	NC	27510	9778860793		0			Res-Single Family	Carrboro	
101	107				E	MAIN	ST	107	107 E MAIN ST	CARRBORO	NC	27510	9778868320		0			Commercial Building	Carrboro	
101	107					ELM	ST	107	107 ELM ST	CARRBORO	NC	27510	9778771072		null	null		Res-Single Family	Carrboro	
101	107					JONES FERRY	RD	107	107 JONES FERRY RD	CARRBORO	NC	27510	9778755937		0			Condominium	Carrboro	
101	107					LINDSAY	ST	107	107 LINDSAY ST	CARRBORO	NC	27510	9778765828		0			Res-Single Family	Carrboro	
101	107					LLOYD	ST	107	107 LLOYD ST	CARRBORO	NC	27510	9778963740		0			Commercial Building	Carrboro	
101	107					SHELTON	ST	107	107 SHELTON ST	CARRBORO	NC	27510	9778870359		0			Res-Single Family	Carrboro	
101	107		A		W	CARR	ST	107 UNIT A	107 W CARR ST UNIT A	CARRBORO	NC	27510	9778851545		0			Multifamily Structure	Carrboro	
101	107		B		W	CARR	ST	107 UNIT B	107 W CARR ST UNIT B	CARRBORO	NC	27510	9778851545		0			Multifamily Structure	Carrboro	
101	107		A		W	MAIN	ST	107 UNIT A	107 W MAIN ST UNIT A	CARRBORO	NC	27510	9778850829		0			Multifamily Structure	Carrboro	
101	107		B		W	MAIN	ST	107 UNIT B	107 W MAIN ST UNIT B	CARRBORO	NC	27510	9778850829		0			Multifamily Structure	Carrboro	
101	107		C		W	MAIN	ST	107 UNIT C	107 W MAIN ST UNIT C	CARRBORO	NC	27510	9778850829		0			Multifamily Structure	Carrboro	
101	107		D		W	MAIN	ST	107 UNIT D	107 W MAIN ST UNIT D	CARRBORO	NC	27510	9778850829		0			Multifamily Structure	Carrboro	
101	107		E		W	MAIN	ST	107 UNIT E	107 W MAIN ST UNIT E	CARRBORO	NC	27510	9778850829		0			Multifamily Structure	Carrboro	
101	107		F		W	MAIN	ST	107 UNIT F	107 W MAIN ST UNIT F	CARRBORO	NC	27510	9778850829		0			Multifamily Structure	Carrboro	
101	107		G		W	MAIN	ST	107 UNIT G	107 W MAIN ST UNIT G	CARRBORO	NC	27510	9778850829		0			Multifamily Structure	Carrboro	
101	107		H		W	MAIN	ST	107 UNIT H	107 W MAIN ST UNIT H	CARRBORO	NC	27510	9778850829		0			Multifamily Structure	Carrboro	
101	107		I		W	MAIN	ST	107 UNIT I	107 W MAIN ST UNIT I	CARRBORO	NC	27510	9778850829		0			Multifamily Structure	Carrboro	
101	107				W	WEAVER	ST	107	107 W WEAVER ST	CARRBORO	NC	27510	9778861359		195	F & F AUTOMOTIVE		Commercial Building	Carrboro	
101	108				E	MAIN	ST	108	108 E MAIN ST	CARRBORO	NC	27510	9778868065		74	BUSINESS		Commercial Building	Carrboro	
101	108		1		E	MAIN	ST	108 UNIT 1	108 E MAIN ST UNIT 1	CARRBORO	NC	27510	9778868065		0			Commercial Building	Carrboro	
101	108		2		E	MAIN	ST	108 UNIT 2	108 E MAIN ST UNIT 2	CARRBORO	NC	27510	9778868065		0			Commercial Building	Carrboro	
101	108		3		E	MAIN	ST	108 UNIT 3	108 E MAIN ST UNIT 3	CARRBORO	NC	27510	9778868065		0			Commercial Building	Carrboro	
101	108		4		E	MAIN	ST	108 UNIT 4	108 E MAIN ST UNIT 4	CARRBORO	NC	27510	9778868065		0			Commercial Building	Carrboro	
101	108		5		E	MAIN	ST	108 UNIT 5	108 E MAIN ST UNIT 5	CARRBORO	NC	27510	9778868065		0			Commercial Building	Carrboro	
101	108		6		E	MAIN	ST	108 UNIT 6	108 E MAIN ST UNIT 6	CARRBORO	NC	27510	9778868065		0			Commercial Building	Carrboro	
101	108		7		E	MAIN	ST	108 UNIT 7	108 E MAIN ST UNIT 7	CARRBORO	NC	27510	9778868065		0			Commercial Building	Carrboro	
101	108		8		E	MAIN	ST	108 UNIT 8	108 E MAIN ST UNIT 8	CARRBORO	NC	27510	9778868065		0			Commercial Building	Carrboro	
101	108					ELM	ST	108	108 ELM ST	CARRBORO	NC	27510	9778763854		0			Res-Single Family	Carrboro	
101	108		A			LINDSAY	ST	108 UNIT A	108 LINDSAY ST UNIT A	CARRBORO	NC	27510	9778767905		0			Res-Single Family	Carrboro	
101	108		B			LINDSAY	ST	108 UNIT B	108 LINDSAY ST UNIT B	CARRBORO	NC	27510	9778767905		0			Res-Single Family	Carrboro	
101	108		A		W	CARR	ST	108 UNIT A	108 W CARR ST UNIT A	CARRBORO	NC	27510	9778757772		0			Multifamily Structure	Carrboro	
101	108		B		W	CARR	ST	108 UNIT B	108 W CARR ST UNIT B	CARRBORO	NC	27510	9778757772		0			Multifamily Structure	Carrboro	
101	108		C		W	CARR	ST	108 UNIT C	108 W CARR ST UNIT C	CARRBORO	NC	27510	9778757772		0			Multifamily Structure	Carrboro	
101	108		D		W	CARR	ST	108 UNIT D	108 W CARR ST UNIT D	CARRBORO	NC	27510	9778757772		0			Multifamily Structure	Carrboro	
101	108				W	MAIN	ST	108	108 W MAIN ST	CARRBORO	NC	27510	9778861256		null	null		FRAMERS CORNER	Commercial Building	Carrboro
102	109					B	ST	109	109 B ST	CARRBORO	NC	27510	9778962810		0			null	Carrboro	
101	109					CENTER	ST	109	109 CENTER ST	CARRBORO	NC	27510	9778860890		0			Res-Single Family	Carrboro	
101	109				E	MAIN	ST	109	109 E MAIN ST	CARRBORO	NC	27510	9778868361		0			Commercial Building	Carrboro	
101	109					ELM	ST	109	109 ELM ST	CARRBORO	NC	27510	9778771486		null	null		Res-Single Family	Carrboro	
101	109					JONES FERRY	RD	109	109 JONES FERRY RD	CARRBORO	NC	27510	9778754876		0			Res-Single Family	CARRBORO	
101	109					LINDSAY	ST	109												

101	110		G		W	CARR	ST	110 UNIT G	110 W CARR ST UNIT G	CARRBORO	NC	27510	9778757611		0			Multifamily Structure	Carrboro
101	110		H		W	CARR	ST	110 UNIT H	110 W CARR ST UNIT H	CARRBORO	NC	27510	9778757611		0			Multifamily Structure	Carrboro
101	110		1-A		W	MAIN	ST	110 UNIT 1-A	110 W MAIN ST UNIT 1-A	CARRBORO	NC	27510	9778862209		74	BUSINESS		Commercial Building	Carrboro
101	110		1-D		W	MAIN	ST	110 UNIT 1-D	110 W MAIN ST UNIT 1-D	CARRBORO	NC	27510	9778862209		0			Commercial Building	Carrboro
101	110		2-A		W	MAIN	ST	110 UNIT 2-A	110 W MAIN ST UNIT 2-A	CARRBORO	NC	27510	9778862209		0			Commercial Building	Carrboro
101	110		2-B		W	MAIN	ST	110 UNIT 2-B	110 W MAIN ST UNIT 2-B	CARRBORO	NC	27510	9778862209		0			Commercial Building	Carrboro
101	110		2-E		W	MAIN	ST	110 UNIT 2-E	110 W MAIN ST UNIT 2-E	CARRBORO	NC	27510	9778862209		0			Commercial Building	Carrboro
101	110		2-G		W	MAIN	ST	110 UNIT 2-G	110 W MAIN ST UNIT 2-G	CARRBORO	NC	27510	9778862209		0			Commercial Building	Carrboro
101	110		2-H		W	MAIN	ST	110 UNIT 2-H	110 W MAIN ST UNIT 2-H	CARRBORO	NC	27510	9778862209		0			Commercial Building	Carrboro
102	111					B	ST	111	111 B ST	CARRBORO	NC	27510	9778962810		0			null	Carrboro
101	111				E	MAIN	ST	111	111 E MAIN ST	CARRBORO	NC	27510	9778868391		449	SPOTTED DOG		Commercial Building	Carrboro
101	111					ELM	ST	111	111 ELM ST	CARRBORO	NC	27510	9778771065		0			Res-Single Family	Carrboro
101	111					LINDSAY	ST	111	111 LINDSAY ST	CARRBORO	NC	27510	9778775014		0			Res-Single Family	Carrboro
101	111				W	MAIN	ST	111	111 W MAIN ST	CARRBORO	NC	27510	9778758993		0			Res-Single Family	Carrboro
101	112				E	MAIN	ST	112	112 E MAIN ST	CARRBORO	NC	27510	9778960245		0	SPACE BUILDERS		Commercial Building	Carrboro
101	112		A		E	MAIN	ST	112 UNIT A	112 E MAIN ST UNIT A	CARRBORO	NC	27510	9778960245		0	ALL DAY RECORDS		Commercial Building	Carrboro
101	112		B		E	MAIN	ST	112 UNIT B	112 E MAIN ST UNIT B	CARRBORO	NC	27510	9778960245		0	STYLES OF ELEGANCE		Commercial Building	Carrboro
101	112					ELM	ST	112	112 ELM ST	CARRBORO	NC	27510	9778763957		0			Res-Single Family	Carrboro
101	112					LINDSAY	ST	112	112 LINDSAY ST	CARRBORO	NC	27510	9778777111		0			Res-Single Family	Carrboro
102	112					PARKER	ST	112	112 PARKER ST	CARRBORO	NC	27510	9778879235		0			null	Carrboro
101	112				W	MAIN	ST	112	112 W MAIN ST	CARRBORO	NC	27510	9778769285		26	ANIMAL HOSPITAL		Commercial Building	Carrboro
101	113					LINDSAY	ST	113	113 LINDSAY ST	CARRBORO	NC	27510	9778775112		0			Res-Single Family	Carrboro
102	113					PARKER	ST	113	113 PARKER ST	CARRBORO	NC	27510	9778879369		0			null	Carrboro
101	113				W	CARR	ST	113	113 W CARR ST	CARRBORO	NC	27510	9778759577		0			Res-Single Family	Carrboro
101	113				W	MAIN	ST	113	113 W MAIN ST	CARRBORO	NC	27510	9778758933		null	FREEHOLD LAND SURVEYS		Commercial Building	Carrboro
101	114	null	null	null	E	MAIN	ST	114	114 E MAIN ST	CARRBORO	NC	27510	9778960265	null	null	null	ADDRESS NOT IN USE	null	CARRBORO
101	114					ELM	ST	114	114 ELM ST	CARRBORO	NC	27510	9778773036		0			Res-Single Family	Carrboro
101	115				W	CARR	ST	115	115 W CARR ST	CARRBORO	NC	27510	9778759561		0			Res-Single Family	Carrboro
101	115				W	MAIN	ST	115	115 W MAIN ST	CARRBORO	NC	27510	9778757982		74	BUSINESS		Commercial Building	Carrboro
101	116				E	MAIN	ST	116	116 E MAIN ST	CARRBORO	NC	27510	9778869178		1209	WEAVER STREET REALTY		Commercial Building	CARRBORO
101	116					ELM	ST	116	116 ELM ST	CARRBORO	NC	27510	9778773132		0			Res-Single Family	Carrboro
101	116				W	MAIN	ST	116	116 W MAIN ST	CARRBORO	NC	27510	9778768260		74	BUSINESS		Commercial Building	Carrboro
101	116	B			W	MAIN	ST	116 UNIT B	116 W MAIN ST UNIT B	CARRBORO	NC	27510	9778768260		74	BUSINESS		Commercial Building	Carrboro
101	118		200		E	MAIN	ST	118 UNIT 200	118 E MAIN ST UNIT 200	CARRBORO	NC	27510	9778960029		0			Commercial Building	CARRBORO
101	118		202		E	MAIN	ST	118 UNIT 202	118 E MAIN ST UNIT 202	CARRBORO	NC	27510	9778960029		0			Commercial Building	CARRBORO
101	118		206		E	MAIN	ST	118 UNIT 206	118 E MAIN ST UNIT 206	CARRBORO	NC	27510	9778960029		0			Commercial Building	CARRBORO
101	118		207		E	MAIN	ST	118 UNIT 207	118 E MAIN ST UNIT 207	CARRBORO	NC	27510	9778960029		0			Commercial Building	Carrboro
101	118		208		E	MAIN	ST	118 UNIT 208	118 E MAIN ST UNIT 208	CARRBORO	NC	27510	9778960029		0			Commercial Building	CARRBORO
101	118		211		E	MAIN	ST	118 UNIT 211	118 E MAIN ST UNIT 211	CARRBORO	NC	27510	9778960029		0			Commercial Building	CARRBORO
101	118			A	E	MAIN	ST	118-A	118-A E MAIN ST	CARRBORO	NC	27510	9778960029		74	BUSINESS		Commercial Building	CARRBORO
101	118			B	E	MAIN	ST	118-B	118-B E MAIN ST	CARRBORO	NC	27510	9778960029		0			Commercial Building	CARRBORO
101	118			C	E	MAIN	ST	118-C	118-C E MAIN ST	CARRBORO	NC	27510	9778960029		0			Commercial Building	CARRBORO
101	118			D	E	MAIN	ST	118-D	118-D E MAIN ST	CARRBORO	NC	27510	9778960029		0			Commercial Building	CARRBORO
101	118			E	E	MAIN	ST	118-E	118-E E MAIN ST	CARRBORO	NC	27510	9778960029		0			Commercial Building	CARRBORO
101	120				E	MAIN	ST	120	120 E MAIN ST	CARRBORO	NC	27510	9778961101		5077	ARMADILLO GRILL		Commercial Building	Carrboro
101	120				W	MAIN	ST	120	120 W MAIN ST	CARRBORO	NC	27510	9778767168		0			Commercial Building	Carrboro
101	140					SHORT	ST	140	140 SHORT ST	CARRBORO	NC	27510	9778872082		0			Commercial Building	Carrboro
101	200				E	CARR	ST	200	200 E CARR ST	CARRBORO	NC	27510	9778858676		0			Res-Single Family	Carrboro
101	200					ELM	ST	200	200 ELM ST	CARRBORO	NC	27510	9778773342		0			Res-Single Family	Carrboro
101	200					LLOYD	ST	200	200 LLOYD ST	CARRBORO	NC	27510	9778964781		0			Res-Single Family	Carrboro
101	200				N	GREENSBORO	ST	200	200 N GREENSBORO ST	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL	UNC	Commercial Building	CARRBORO
101	200		A-1		N	GREENSBORO	ST	200 UNIT A-1	200 N GREENSBORO ST UNIT A-1	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	Carrboro
101	200		A-11		N	GREENSBORO	ST	200 UNIT A-11	200 N GREENSBORO ST UNIT A-11	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		A-12		N	GREENSBORO	ST	200 UNIT A-12	200 N GREENSBORO ST UNIT A-12	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		A-14		N	GREENSBORO	ST	200 UNIT A-14	200 N GREENSBORO ST UNIT A-14	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		A-16		N	GREENSBORO	ST	200 UNIT A-16	200 N GREENSBORO ST UNIT A-16	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		A-18		N	GREENSBORO	ST	200 UNIT A-18	200 N GREENSBORO ST UNIT A-18	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL	UNC	Commercial Building	CARRBORO
101	200		A-2		N	GREENSBORO	ST	200 UNIT A-2	200 N GREENSBORO ST UNIT A-2	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		A-3		N	GREENSBORO	ST	200 UNIT A-3	200 N GREENSBORO ST UNIT A-3	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		A-4		N	GREENSBORO	ST	200 UNIT A-4	200 N GREENSBORO ST UNIT A-4	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		A-5		N	GREENSBORO	ST	200 UNIT A-5	200 N GREENSBORO ST UNIT A-5	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		A-8		N	GREENSBORO	ST	200 UNIT A-8	200 N GREENSBORO ST UNIT A-8	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	Carrboro
101	200		A-9		N	GREENSBORO	ST	200 UNIT A-9	200 N GREENSBORO ST UNIT A-9	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		B-1		N	GREENSBORO	ST	200 UNIT B-1	200 N GREENSBORO ST UNIT B-1	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	Carrboro
101	200		B-12		N	GREENSBORO	ST	200 UNIT B-12	200 N GREENSBORO ST UNIT B-12	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		B-13A		N	GREENSBORO	ST	200 UNIT B-13A	200 N GREENSBORO ST UNIT B-13A	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		B-13B		N	GREENSBORO	ST	200 UNIT B-13B	200 N GREENSBORO ST UNIT B-13B	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		B-13C		N	GREENSBORO	ST	200 UNIT B-13C	200 N GREENSBORO ST UNIT B-13C	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		B-2		N	GREENSBORO	ST	200 UNIT B-2	200 N GREENSBORO ST UNIT B-2	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		B-3		N	GREENSBORO	ST	200 UNIT B-3	200 N GREENSBORO ST UNIT B-3	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		B-4		N	GREENSBORO	ST	200 UNIT B-4	200 N GREENSBORO ST UNIT B-4	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		B-6		N	GREENSBORO	ST	200 UNIT B-6	200 N GREENSBORO ST UNIT B-6	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		B-8		N	GREENSBORO	ST	200 UNIT B-8	200 N GREENSBORO ST UNIT B-8	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		B-9		N	GREENSBORO	ST	200 UNIT B-9	200 N GREENSBORO ST UNIT B-9	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		C-2		N	GREENSBORO	ST	200 UNIT C-2	200 N GREENSBORO ST UNIT C-2	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	Carrboro
101	200	null	C-6A	null	N	GREENSBORO	ST	200 UNIT C-6A	200 N GREENSBORO ST UNIT C-6A	CARRBORO	NC	27510	9778868789	null	5014	CARR MILL MALL	null	Commercial Building	CARRBORO
101	200	null	C-6B	null	N	GREENSBORO	ST	200 UNIT C-6B	200 N GREENSBORO ST UNIT C-6B	CARRBORO	NC	27510	9778868789	null	5014	CARR MILL MALL	null	Commercial Building	CARRBORO

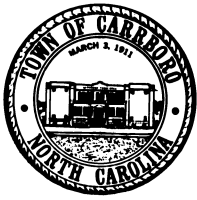
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101	200		C-7a		N	GREENSBORO	ST	200 UNIT C-7a	200 N GREENSBORO ST UNIT C-7a	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	Carrboro
101	200		D-1		N	GREENSBORO	ST	200 UNIT D-1	200 N GREENSBORO ST UNIT D-1	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		D-11		N	GREENSBORO	ST	200 UNIT D-11	200 N GREENSBORO ST UNIT D-11	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	Carrboro
101	200		D-12		N	GREENSBORO	ST	200 UNIT D-12	200 N GREENSBORO ST UNIT D-12	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		D-13		N	GREENSBORO	ST	200 UNIT D-13	200 N GREENSBORO ST UNIT D-13	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	Carrboro
101	200		D-15		N	GREENSBORO	ST	200 UNIT D-15	200 N GREENSBORO ST UNIT D-15	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		D-2		N	GREENSBORO	ST	200 UNIT D-2	200 N GREENSBORO ST UNIT D-2	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		D-2C		N	GREENSBORO	ST	200 UNIT D-2C	200 N GREENSBORO ST UNIT D-2C	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		D-2D		N	GREENSBORO	ST	200 UNIT D-2D	200 N GREENSBORO ST UNIT D-2D	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		D-3		N	GREENSBORO	ST	200 UNIT D-3	200 N GREENSBORO ST UNIT D-3	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		D-4		N	GREENSBORO	ST	200 UNIT D-4	200 N GREENSBORO ST UNIT D-4	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200		D-4A		N	GREENSBORO	ST	200 UNIT D-4A	200 N GREENSBORO ST UNIT D-4A	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	Carrboro
101	200		D-9		N	GREENSBORO	ST	200 UNIT D-9	200 N GREENSBORO ST UNIT D-9	CARRBORO	NC	27510	9778868789		5014	CARR MILL MALL		Commercial Building	CARRBORO
101	200					OAK	AVE	200	200 OAK AVE	CARRBORO	NC	27510	9778860822		0			Res-Single Family	Carrboro
101	200					SHELTON	ST	200	200 SHELTON ST	CARRBORO	NC	27510	9778779624		0			Res-Single Family	Carrboro
101	200				W	MAIN	ST	200	200 W MAIN ST	CARRBORO	NC	27510	9778766169		37	AUTO LOGIC		Commercial Building	Carrboro
101	200				W	WEAVER	ST	200	200 W WEAVER ST	CARRBORO	NC	27510	9778860612		0			Commercial Building	Carrboro
101	200		A			LLOYD	ST	200-A	200-A LLOYD ST	CARRBORO	NC	27510	9778965726		0			Multifamily Structure	Carrboro
101	201					CENTER	ST	201	201 CENTER ST	CARRBORO	NC	27510	9778860895		0			Res-Single Family	Carrboro
101	201				E	CARR	ST	201	201 E CARR ST	CARRBORO	NC	27510	9778858826		0			Res-Single Family	Carrboro
101	201				E	MAIN	ST	201	201 E MAIN ST	CARRBORO	NC	27510	9778961481		498	TRAINS CAFÉ		Commercial Building	Carrboro
101	201		B		E	MAIN	ST	201 UNIT B	201 E MAIN ST UNIT B	CARRBORO	NC	27510	9778961481		399	RAILROAD ROW		Commercial Building	Carrboro
101	201		C		E	MAIN	ST	201 UNIT C	201 E MAIN ST UNIT C	CARRBORO	NC	27510	9778961481		399	RAILROAD ROW		Commercial Building	Carrboro
101	201					LINDSAY	ST	201	201 LINDSAY ST	CARRBORO	NC	27510	9778775411		0			Res-Single Family	Carrboro
101	201					MAPLE	AVE	201	201 MAPLE AVE	CARRBORO	NC	27510	9778950770		0			Commercial Building	Carrboro
101	201				N	GREENSBORO	ST	201	201 N GREENSBORO ST	CARRBORO	NC	27510	9778863587		335	NORINA		Commercial Building	Carrboro
101	201					OAK	AVE	201	201 OAK AVE	CARRBORO	NC	27510	9778769804		0			Res-Single Family	Carrboro
101	201				W	WEAVER	ST	201	201 W WEAVER ST	CARRBORO	NC	27510	9778862407		0			Commercial Building	Carrboro
101	202				E	POPLAR	AVE	202	202 E POPLAR AVE	CARRBORO	NC	27510	9778771193		0			Res-Single Family	Carrboro
101	202		A			LLOYD	ST	202 UNIT A	202 LLOYD ST UNIT A	CARRBORO	NC	27510	9778965824		0			Res-Single Family	Carrboro
101	202		B			LLOYD	ST	202 UNIT B	202 LLOYD ST UNIT B	CARRBORO	NC	27510	9778965824		0			Res-Single Family	Carrboro
101	202			B		MAPLE	AVE	202-B	202 MAPLE AVE	CARRBORO	NC	27510	9778858537		0	MAPLE-CARR CONDOMINIUM		Condominium	Carrboro
101	202					OAK	AVE	202	202 OAK AVE	CARRBORO	NC	27510	9778860839		0			Res-Single Family	Carrboro
101	202					ROBERSON	ST	202	202 ROBERSON ST	CARRBORO	NC	27510	9778859856		0			Institutional or Community Facility	Carrboro
101	202				S	GREENSBORO	ST	202	202 S GREENSBORO ST	CARRBORO	NC	27510	9778853774		0			Commercial Building	Carrboro
101	202					SHELTON	ST	202	202 SHELTON ST	CARRBORO	NC	27510	9778778634		0			Res-Single Family	Carrboro
101	202			A		MAPLE	AVE	202-A	202-A MAPLE AVE	CARRBORO	NC	27510	9778858537		0	MAPLE-CARR CONDOMINIUM		Condominium	Carrboro
102	203					CENTER	ST	203	203 CENTER ST	CARRBORO	NC	27510	9778860991		0			Res-Single Family	Carrboro
101	203				E	CARR	ST	203	203 E CARR ST	CARRBORO	NC	27510	9778858887		0			Res-Single Family	Carrboro
101	203				N	GREENSBORO	ST	203	203 N GREENSBORO ST	CARRBORO	NC	27510	9778863699		169	DENTIST		Commercial Building	Carrboro
101	203					OAK	AVE	203	203 OAK AVE	CARRBORO	NC	27510	9778768943		0			Res-Single Family	Carrboro
101	203				S	GREENSBORO	ST	203	203 S GREENSBORO ST	CARRBORO	NC	27510	9778857932		25	ANDREWS-RIGGSBEE HARDWARE		Commercial Building	Carrboro
101	203					SHELTON	ST	203	203 SHELTON ST	CARRBORO	NC	27510	9778778441		0			Res-Single Family	Carrboro
101	203				W	MAIN	ST	203	203 W MAIN ST	CARRBORO	NC	27510	9778764640		74	BUSINESS		Commercial Building	Carrboro
101	203				W	WEAVER	ST	203	203 W WEAVER ST	CARRBORO	NC	27510	9778860319		74	BUSINESS		Commercial Building	Carrboro
101	204					LINDSAY	ST	204	204 LINDSAY ST	CARRBORO	NC	27510	9778776462		0			Res-Single Family	Carrboro
101	204					LLOYD	ST	204	204 LLOYD ST	CARRBORO	NC	27510	9778965839		0			Res-Single Family	Carrboro
101	204					MAPLE	AVE	204	204 MAPLE AVE	CARRBORO	NC	27510	9778858448		0			Res-Single Family	Carrboro
101	204					OAK	AVE	204	204 OAK AVE	CARRBORO	NC	27510	9778860925		0			Res-Single Family	Carrboro
101	204				W	MAIN	ST	204	204 W MAIN ST	CARRBORO	NC	27510	9778765281		0			Commercial Building	Carrboro
101	204	null	B	null	W	MAIN	ST	204 UNIT B	204 W MAIN ST UNIT B	CARRBORO	NC	27510	9778765281	null	null	null	null	Commercial Building	CARRBORO
101	205		101			LLOYD	ST	205 UNIT 101	205 LLOYD ST UNIT 101	CARRBORO	NC	27510	9778963837		74	BUSINESS		Commercial Building	Carrboro
101	205		102			LLOYD	ST	205 UNIT 102	205 LLOYD ST UNIT 102	CARRBORO	NC	27510	9778963837		0			Commercial Building	Carrboro
101	205		103			LLOYD	ST	205 UNIT 103	205 LLOYD ST UNIT 103	CARRBORO	NC	27510	9778963837		0			Commercial Building	Carrboro
101	205		203			LLOYD	ST	205 UNIT 203	205 LLOYD ST UNIT 203	CARRBORO	NC	27510	9778963837		74	BUSINESS		Commercial Building	Carrboro
101	205		204			LLOYD	ST	205 UNIT 204	205 LLOYD ST UNIT 204	CARRBORO	NC	27510	9778963837		0			Commercial Building	Carrboro
101	205		205			LLOYD	ST	205 UNIT 205	205 LLOYD ST UNIT 205	CARRBORO	NC	27510	9778963837		0			Commercial Building	Carrboro
101	205		206			LLOYD	ST	205 UNIT 206	205 LLOYD ST UNIT 206	CARRBORO	NC	27510	9778963837		0			Commercial Building	Carrboro
101	205		207			LLOYD	ST	205 UNIT 207	205 LLOYD ST UNIT 207	CARRBORO	NC	27510	9778963837		0			Commercial Building	Carrboro
101	205		210			LLOYD	ST	205 UNIT 210	205 LLOYD ST UNIT 210	CARRBORO	NC	27510	9778963837		0			Commercial Building	Carrboro
101	205					OAK	AVE	205	205 OAK AVE	CARRBORO	NC	27510	9778768996		0			Res-Single Family	Carrboro
101	205					SHELTON	ST	205	205 SHELTON ST	CARRBORO	NC	27510	9778777441		0			Res-Single Family	Carrboro
101	205		101		W	MAIN	ST	205 UNIT 101	205 W MAIN ST UNIT 101	CARRBORO	NC	27510	9778762283		0			Commercial Building	Carrboro
101	205		102		W	MAIN	ST	205 UNIT 102	205 W MAIN ST UNIT 102	CARRBORO	NC	27510	9778762283		0			Commercial Building	Carrboro
101	205		105		W	MAIN	ST	205 UNIT 105	205 W MAIN ST UNIT 105	CARRBORO	NC	27510	9778762283		0			Commercial Building	Carrboro
101	205		202		W	MAIN	ST	205 UNIT 202	205 W MAIN ST UNIT 202	CARRBORO	NC	27510	9778762283		0			Commercial Building	Carrboro
101	205		203		W	MAIN	ST	205 UNIT 203	205 W MAIN ST UNIT 203	CARRBORO	NC	27510	9778762283		0			Commercial Building	Carrboro
101	205		204		W	MAIN	ST	205 UNIT 204	205 W MAIN ST UNIT 204	CARRBORO	NC	27510	9778762283		0			Commercial Building	Carrboro
101	205		205		W	MAIN	ST	205 UNIT 205	205 W MAIN ST UNIT 205	CARRBORO	NC	27510	9778762283		0			Commercial Building	Carrboro
101	205		206		W	MAIN	ST	205 UNIT 206	205 W MAIN ST UNIT 206	CARRBORO	NC	27510	9778762283		0			Commercial Building	Carrboro
101	205		207		W	MAIN	ST	205 UNIT 207	205 W MAIN ST UNIT 207	CARRBORO	NC	27510	9778762283		0			Commercial Building	Carrboro
101	205		211		W	MAIN	ST	205 UNIT 211	205 W MAIN ST UNIT 211	CARRBORO	NC	27510	9778762283		0			Commercial Building	Carrboro
101	205		212		W	MAIN	ST	205 UNIT 212	205 W MAIN ST UNIT 212	CARRBORO	NC	27510	9778762283		0			Commercial Building	Carrboro
101	205		213		W	MAIN	ST	205 UNIT 213	205 W MAIN ST UNIT 213	CARRBORO	NC	27510	9778762283		0			Commercial Building	Carrboro
101	205		214		W	MAIN	ST	205 UNIT 214	205 W MAIN ST UNIT 214	CARRBORO	NC	27510	9778762283		0			Commercial Building	Carrboro
101	205		215		W	MAIN	ST	205 UNIT 215	205 W MAIN ST UNIT 215	CARRBORO	NC	27510	9778762283		0			Commercial Building	Carrboro



101	205		216		W	MAIN	ST	205 UNIT 216	205 W MAIN ST UNIT 216	CARRBORO	NC	27510	9778762283		0			Commercial Building	Carrboro
101	205				W	WEAVER	ST	205	205 W WEAVER ST	CARRBORO	NC	27510	9778769358		74	BUSINESS		Commercial Building	Carrboro
101	206				E	MAIN	ST	206	206 E MAIN ST	CARRBORO	NC	27510	9778964112		74	BUSINESS		Commercial Building	Carrboro
101	206					LLOYD	ST	206	206 LLOYD ST	CARRBORO	NC	27510	9778965904		0			Res-Single Family	Carrboro
101	206				W	MAIN	ST	206	206 W MAIN ST	CARRBORO	NC	27510	9778765213		74	BUSINESS		Commercial Building	Carrboro
101	207				E	MAIN	ST	207	207 E MAIN ST	CARRBORO	NC	27510	9778963491		0			Commercial Building	Carrboro
101	207					OAK	AVE	207	207 OAK AVE	CARRBORO	NC	27510	9778778063		0			Res-Single Family	Carrboro
101	207					ROBERSON	ST	207	207 ROBERSON ST	CARRBORO	NC	27510	9778960029		419	ROBINSON'S SEAFOOD		Commercial Building	Carrboro
101	207				W	MAIN	ST	207	207 W MAIN ST	CARRBORO	NC	27510	9778762335		445	CARRBORO MINI MART	Spinx oil	Convenience Store	Carrboro
101	208				E	MAIN	ST	208	208 E MAIN ST	CARRBORO	NC	27510	9778964112		null	null	HONDA SPECIALIST	Commercial Building	Carrboro
101	208				W	MAIN	ST	208	208 W MAIN ST	CARRBORO	NC	27510	9778763389		74	BUSINESS		Commercial Building	Carrboro
101	209				E	MAIN	ST	209	209 E MAIN ST	CARRBORO	NC	27510	9778964420		74	BUSINESS		Commercial Building	Carrboro
101	209		100			LLOYD	ST	209 UNIT 100	209 LLOYD ST UNIT 100	CARRBORO	NC	27510	9778972072		5049	CARRBORO COMMUNITY HEALTH		Commercial Building	Carrboro
101	209		110			LLOYD	ST	209 UNIT 110	209 LLOYD ST UNIT 110	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		120			LLOYD	ST	209 UNIT 120	209 LLOYD ST UNIT 120	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		130			LLOYD	ST	209 UNIT 130	209 LLOYD ST UNIT 130	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		140			LLOYD	ST	209 UNIT 140	209 LLOYD ST UNIT 140	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		150			LLOYD	ST	209 UNIT 150	209 LLOYD ST UNIT 150	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		160			LLOYD	ST	209 UNIT 160	209 LLOYD ST UNIT 160	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		200			LLOYD	ST	209 UNIT 200	209 LLOYD ST UNIT 200	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		210			LLOYD	ST	209 UNIT 210	209 LLOYD ST UNIT 210	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		220			LLOYD	ST	209 UNIT 220	209 LLOYD ST UNIT 220	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		230			LLOYD	ST	209 UNIT 230	209 LLOYD ST UNIT 230	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		240			LLOYD	ST	209 UNIT 240	209 LLOYD ST UNIT 240	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		250			LLOYD	ST	209 UNIT 250	209 LLOYD ST UNIT 250	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		260			LLOYD	ST	209 UNIT 260	209 LLOYD ST UNIT 260	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		270			LLOYD	ST	209 UNIT 270	209 LLOYD ST UNIT 270	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		280			LLOYD	ST	209 UNIT 280	209 LLOYD ST UNIT 280	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		290			LLOYD	ST	209 UNIT 290	209 LLOYD ST UNIT 290	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		300			LLOYD	ST	209 UNIT 300	209 LLOYD ST UNIT 300	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		310			LLOYD	ST	209 UNIT 310	209 LLOYD ST UNIT 310	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		320			LLOYD	ST	209 UNIT 320	209 LLOYD ST UNIT 320	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		330			LLOYD	ST	209 UNIT 330	209 LLOYD ST UNIT 330	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		340			LLOYD	ST	209 UNIT 340	209 LLOYD ST UNIT 340	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		350			LLOYD	ST	209 UNIT 350	209 LLOYD ST UNIT 350	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		360			LLOYD	ST	209 UNIT 360	209 LLOYD ST UNIT 360	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		370			LLOYD	ST	209 UNIT 370	209 LLOYD ST UNIT 370	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209		380			LLOYD	ST	209 UNIT 380	209 LLOYD ST UNIT 380	CARRBORO	NC	27510	9778972072		0			Commercial Building	Carrboro
101	209					OAK	AVE	209	209 OAK AVE	CARRBORO	NC	27510	9778778151		0			Res-Single Family	Carrboro
101	209		A			OAK	AVE	209 UNIT A	209 OAK AVE UNIT A	CARRBORO	NC	27510	9778778151		0			Res-Single Family	Carrboro
101	210				W	MAIN	ST	210	210 W MAIN ST	CARRBORO	NC	27510	9778763389		74	BUSINESS		Commercial Building	Carrboro
101	211				E	MAIN	ST	211	211 E MAIN ST	CARRBORO	NC	27510	9778964440		0			Commercial Building	Carrboro
101	212				W	MAIN	ST	212	212 W MAIN ST	CARRBORO	NC	27510	9778763389		486	THE POINT		Commercial Building	Carrboro
101	299					LLOYD	ST	299	299 LLOYD ST	CARRBORO	NC	27510	9778972456		361	ORANGE COUNTY		Commercial Building	Carrboro
101	300		A		E	MAIN	ST	300 UNIT A	300 E MAIN ST UNIT A	CARRBORO	NC	27510	9778967280		74	BUSINESS		Commercial Building	Carrboro
101	300		B		E	MAIN	ST	300 UNIT B	300 E MAIN ST UNIT B	CARRBORO	NC	27510	9778967280		74	BUSINESS		Commercial Building	Carrboro
101	300	null	C	null	E	MAIN	ST	300 UNIT C	300 E MAIN ST UNIT C	CARRBORO	NC	27510	9778967280	null	null	null	null	Commercial Building	CARRBORO
101	300	null	F	null	E	MAIN	ST	300 UNIT F	300 E MAIN ST UNIT F	CARRBORO	NC	27510	9778967280	null	null	null	null	Commercial Building	CARRBORO
101	300					LLOYD	ST	300	300 LLOYD ST	CARRBORO	NC	27510	9778964999		0			Res-Single Family	Carrboro
101	300				N	GREENSBORO	ST	300	300 N GREENSBORO ST	CARRBORO	NC	27510	9778877142		441	SOUTHERN STATES		Commercial Building	Carrboro
101	300					OAK	AVE	300	300 OAK AVE	CARRBORO	NC	27510	9778870232		0			Res-Single Family	Carrboro
101	300				S	GREENSBORO	ST	300	300 S GREENSBORO ST	CARRBORO	NC	27510	9778854621		0			Res-Single Family	Carrboro
101	300				W	MAIN	ST	300	300 W MAIN ST	CARRBORO	NC	27510	9778762613		74	SHORT STOP		Convenience Store	Carrboro
101	300				W	WEAVER	ST	300	300 W WEAVER ST	CARRBORO	NC	27510	9778860616		0			Commercial Building	Carrboro
101	301				E	MAIN	ST	301	301 E MAIN ST	CARRBORO	NC	27510	9778965471		74	BUSINESS		Commercial Building	Carrboro
101	301				E	POPLAR	AVE	301	301 E POPLAR AVE	CARRBORO	NC	27510	9778773266		0			Res-Single Family	Carrboro
101	301					LINDSAY	ST	301	301 LINDSAY ST	CARRBORO	NC	27510	9778776697		0			Res-Single Family	Carrboro
101	301					LLOYD	ST	301	301 LLOYD ST	CARRBORO	NC	27510	9778972456		74	BUSINESS		Commercial Building	Carrboro
101	301					OAK	AVE	301	301 OAK AVE	CARRBORO	NC	27510	9778777283		0			Res-Single Family	Carrboro
101	301				W	WEAVER	ST	301	301 W WEAVER ST	CARRBORO	NC	27510	9778768377		529	WELLNESS ALLIANCE		Commercial Building	Carrboro
101	302		A		E	MAIN	ST	302 UNIT A	302 E MAIN ST UNIT A	CARRBORO	NC	27510	9778967280		74	BUSINESS		Commercial Building	Carrboro
101	302		B		E	MAIN	ST	302 UNIT B	302 E MAIN ST UNIT B	CARRBORO	NC	27510	9778967280		74	BUSINESS		Commercial Building	Carrboro
101	302					POPLAR	AVE	302	302 E POPLAR AVE	CARRBORO	NC	27510	9778774102		0			Res-Single Family	Carrboro
101	302					LINDSAY	ST	302	302 LINDSAY ST	CARRBORO	NC	27510	9778776694		0			Res-Single Family	Carrboro
101	302					LLOYD	ST	302	302 LLOYD ST	CARRBORO	NC	27510	9778974093		0			Res-Single Family	Carrboro
101	302					OAK	AVE	302	302 OAK AVE	CARRBORO	NC	27510	9778870238		0			Res-Single Family	Carrboro
101	302				W	WEAVER	ST	302	302 W WEAVER ST	CARRBORO	NC	27510	9778767579		515	VENABLE BUILDING		Commercial Building	Carrboro
101	303				E	POPLAR	AVE	303	303 E POPLAR AVE	CARRBORO	NC	27510	9778774227		0			Res-Single Family	Carrboro
101	303					OAK	AVE	303	303 OAK AVE	CARRBORO	NC	27510	9778778246		0			Res-Single Family	Carrboro
101	303				S	GREENSBORO	ST	303	303 S GREENSBORO ST	CARRBORO	NC	27510	9778855555		0			Res-Single Family	Carrboro
101	304					LINDSAY	ST	304	304 LINDSAY ST	CARRBORO	NC	27510	9778776797		0			Res-Single Family	Carrboro
101	304		A			LINDSAY	ST	304 UNIT A	304 LINDSAY ST UNIT A	CARRBORO	NC	27510	9778776797		0			Res-Single Family	Carrboro
102	304				N	GREENSBORO	ST	304	304 N GREENSBORO ST	CARRBORO	NC	27510	9778876211		0			null	Carrboro
101	304		101		W	WEAVER	ST	304 UNIT 101	304 W WEAVER ST UNIT 101	CARRBORO	NC	27510	9778766680		74	BUSINESS		Commercial Building	Carrboro
101	304		102		W	WEAVER	ST	304 UNIT 102	304 W WEAVER ST UNIT 102	CARRBORO	NC	27510	9778766680		0			Commercial Building	Carrboro
101	304		103		W	WEAVER	ST	304 UNIT 103	304 W WEAVER ST UNIT 103	CARRBORO	NC	27510	9778766680		0			Commercial Building	Carrboro
101	304		201		W	WEAVER	ST	304 UNIT 201	304 W WEAVER ST UNIT 201	CARRBORO	NC	27510	9778766680		0			Commercial Building	Carrboro

101	304		202		W	WEAVER	ST	304 UNIT 202	304 W WEAVER ST UNIT 202	CARRBORO	NC	27510	9778766680		0			Commercial Building	Carrboro
101	304		203		W	WEAVER	ST	304 UNIT 203	304 W WEAVER ST UNIT 203	CARRBORO	NC	27510	9778766680		0			Commercial Building	Carrboro
101	305				E	POPLAR	AVE	305	305 E POPLAR AVE	CARRBORO	NC	27510	9778775217		0			Res-Single Family	Carrboro
101	305					OAK	AVE	305	305 OAK AVE	CARRBORO	NC	27510	9778778322		0			Res-Single Family	Carrboro
101	305				S	GREENSBORO	ST	305	305 S GREENSBORO ST	CARRBORO	NC	27510	9778856520		0			Res-Single Family	Carrboro
101	305				W	WEAVER	ST	305	305 W WEAVER ST	CARRBORO	NC	27510	9778767326	444		SPARROW AND SONS		Commercial Building	Carrboro
101	306				E	MAIN	ST	306	306 E MAIN ST	CARRBORO	NC	27510	9778967280	0		T JS BEVERAGE AND TOBACCO		Convenience Store	Carrboro
101	307					OAK	AVE	307	307 OAK AVE	CARRBORO	NC	27510	9778778441		0			Res-Single Family	Carrboro
101	307				W	WEAVER	ST	307	307 W WEAVER ST	CARRBORO	NC	27510	9778766440	16		ALGONQUIN BOOKS		Commercial Building	Carrboro
101	308					LLOYD	ST	308	308 LLOYD ST	CARRBORO	NC	27510	9778974099		0			Res-Single Family	Carrboro
102	308				N	GREENSBORO	ST	308	308 N GREENSBORO ST	CARRBORO	NC	27510	9778876283		0			null	Carrboro
101	309				N	GREENSBORO	ST	309	309 N GREENSBORO ST	CARRBORO	NC	27510	9778872082	5059		FITCH LUMBER		Commercial Building	Carrboro
101	309					SHELTON	ST	309	309 SHELTON ST	CARRBORO	NC	27510	9778773463		0			Res-Single Family	Carrboro
101	309				W	WEAVER	ST	309	309 W WEAVER ST	CARRBORO	NC	27510	9778766340	74		BUSINESS		Commercial Building	Carrboro
101	310					LLOYD	ST	310	310 LLOYD ST	CARRBORO	NC	27510	9778974179	163		DAY CARE		Commercial Building	Carrboro
101	310				N	GREENSBORO	ST	310	310 N GREENSBORO ST	CARRBORO	NC	27510	9778868789	5014		CARR MILL MALL	HACKLER & CECIL	Commercial Building	Carrboro
102	310				N	GREENSBORO	ST	310	310 N GREENSBORO ST	CARRBORO	NC	27510	9778876249		0			null	Carrboro
101	399			null		OAK	AVE	399	399 OAK AVE	CARRBORO	NC	27510	9778870604		0			Res-Single Family	Carrboro
101	400				N	GREENSBORO	ST	400	400 N GREENSBORO ST	CARRBORO	NC	27510	9778876328		0			Res-Single Family	Carrboro
101	400					OAK	AVE	400	400 OAK AVE	CARRBORO	NC	27510	9778870695		0			Multifamily Structure	Carrboro
101	400		A			OAK	AVE	400 UNIT A	400 OAK AVE UNIT A	CARRBORO	NC	27510	9778870695		0			Multifamily Structure	Carrboro
101	400		B			OAK	AVE	400 UNIT B	400 OAK AVE UNIT B	CARRBORO	NC	27510	9778870695		0			Multifamily Structure	Carrboro
101	400		D			OAK	AVE	400 UNIT D	400 OAK AVE UNIT D	CARRBORO	NC	27510	9778870695		0			Multifamily Structure	Carrboro
101	400					ROBERSON	ST	400	400 ROBERSON ST	CARRBORO	NC	27510	9778952758	74		BUSINESS		Commercial Building	Carrboro
101	400				S	GREENSBORO	ST	400	400 S GREENSBORO ST	CARRBORO	NC	27510	9778854421		0			Res-Single Family	Carrboro
101	400				W	WEAVER	ST	400	400 W WEAVER ST	CARRBORO	NC	27510	9778765558		0			Commercial Building	Carrboro
101	401				N	GREENSBORO	ST	401	401 N GREENSBORO ST	CARRBORO	NC	27510	9778873291		0			Commercial Building	Carrboro
101	401					OAK	AVE	401	401 OAK AVE	CARRBORO	NC	27510	9778778636		0			Res-Single Family	Carrboro
101	401				S	GREENSBORO	ST	401	401 S GREENSBORO ST	CARRBORO	NC	27510	9778856424		0			Res-Single Family	Carrboro
101	401				W	WEAVER	ST	401	401 W WEAVER ST	CARRBORO	NC	27510	9778765386	74		BUSINESS		Commercial Building	Carrboro
101	401		A		E	POPLAR	AVE	401-A	401-A E POPLAR AVE	CARRBORO	NC	27510	9778776277		0			Res-Single Family	Carrboro
101	402				N	GREENSBORO	ST	402	402 N GREENSBORO ST	CARRBORO	NC	27510	9778877448		0			Res-Single Family	Carrboro
101	402					OAK	AVE	402	402 OAK AVE	CARRBORO	NC	27510	9778870791		0			Res-Single Family	Carrboro
101	402				W	WEAVER	ST	402	402 W WEAVER ST	CARRBORO	NC	27510	9778764549		0			Commercial Building	Carrboro
101	403				N	GREENSBORO	ST	403	403 N GREENSBORO ST	CARRBORO	NC	27510	9778873289		0			Res-Single Family	Carrboro
101	403					OAK	AVE	403	403 OAK AVE	CARRBORO	NC	27510	9778778724		0			Res-Single Family	Carrboro
101	403				W	WEAVER	ST	403	403 W WEAVER ST	CARRBORO	NC	27510	9778764491		0			Commercial Building	Carrboro
101	403		A		W	WEAVER	ST	403-A	403-A W WEAVER ST	CARRBORO	NC	27510	9778765301		0			Commercial Building	Carrboro
101	404				N	GREENSBORO	ST	404	404 N GREENSBORO ST	CARRBORO	NC	27510	9778877448		0			Res-Single Family	Carrboro
101	404					OAK	AVE	404	404 OAK AVE	CARRBORO	NC	27510	9778870810		0			Res-Single Family	Carrboro
101	404		C			OAK	AVE	404 UNIT C	404 OAK AVE UNIT C	CARRBORO	NC	27510	9778871738		0			Res-Duplex	Carrboro
101	404		D			OAK	AVE	404 UNIT D	404 OAK AVE UNIT D	CARRBORO	NC	27510	9778871738		0			Res-Duplex	Carrboro
101	405				N	GREENSBORO	ST	405	405 N GREENSBORO ST	CARRBORO	NC	27510	9778873386		0			Res-Single Family	Carrboro
101	406				N	GREENSBORO	ST	406	406 N GREENSBORO ST	CARRBORO	NC	27510	9778970512		0			Commercial Building	Carrboro
101	407				N	GREENSBORO	ST	407	407 N GREENSBORO ST	CARRBORO	NC	27510	9778873483		0			Res-Single Family	Carrboro
101	407				W	WEAVER	ST	407	407 W WEAVER ST	CARRBORO	NC	27510	9778763389		0			Commercial Building	Carrboro
101	408				W	WEAVER	ST	408	408 W WEAVER ST	CARRBORO	NC	27510	9778763549	null		COUNTRY JUNCTION		Commercial Building	Carrboro
101	500				N	GREENSBORO	ST	500	500 N GREENSBORO ST	CARRBORO	NC	27510	9778877556		0			Res-Single Family	Carrboro
101	501				E	POPLAR	AVE	501	501 E POPLAR AVE	CARRBORO	NC	27510	9778871244		0			Res-Single Family	Carrboro
101	501				N	GREENSBORO	ST	501	501 N GREENSBORO ST	CARRBORO	NC	27510	9778873585		0			Res-Single Family	Carrboro
101	502		1		N	GREENSBORO	ST	502 UNIT 1	502 N GREENSBORO ST UNIT 1	CARRBORO	NC	27510	9778876606		0			Multifamily Structure	Carrboro
101	502		2		N	GREENSBORO	ST	502 UNIT 2	502 N GREENSBORO ST UNIT 2	CARRBORO	NC	27510	9778876606		0			Multifamily Structure	Carrboro
101	502		3		N	GREENSBORO	ST	502 UNIT 3	502 N GREENSBORO ST UNIT 3	CARRBORO	NC	27510	9778876606		0			Multifamily Structure	Carrboro
101	502		A		N	GREENSBORO	ST	502-A	502-A N GREENSBORO ST	CARRBORO	NC	27510	9778879725		0			Commercial Building	Carrboro
102	502		B		N	GREENSBORO	ST	502-B	502-B N GREENSBORO ST	CARRBORO	NC	27510	9778876689		0			null	Carrboro
101	503				E	POPLAR	AVE	503	503 E POPLAR AVE	CARRBORO	NC	27510	9778872213		0			Res-Single Family	Carrboro
101	503		A		N	GREENSBORO	ST	503 UNIT A	503 N GREENSBORO ST UNIT A	CARRBORO	NC	27510	9778873656		5028	503 N GREENSBORO ST CONDOMINIUMS		Condominium	Carrboro
101	503		B		N	GREENSBORO	ST	503 UNIT B	503 N GREENSBORO ST UNIT B	CARRBORO	NC	27510	9778873656		5028	503 N GREENSBORO ST CONDOMINIUMS		Condominium	Carrboro
101	503		C		N	GREENSBORO	ST	503 UNIT C	503 N GREENSBORO ST UNIT C	CARRBORO	NC	27510	9778873656		5028	503 N GREENSBORO ST CONDOMINIUMS		Condominium	Carrboro
101	503		D		N	GREENSBORO	ST	503 UNIT D	503 N GREENSBORO ST UNIT D	CARRBORO	NC	27510	9778873656		5028	503 N GREENSBORO ST CONDOMINIUMS		Condominium	Carrboro
101	503		E		N	GREENSBORO	ST	503 UNIT E	503 N GREENSBORO ST UNIT E	CARRBORO	NC	27510	0.005		5028	503 N GREENSBORO ST CONDOMINIUMS		Condominium	Carrboro
101	504		A		N	GREENSBORO	ST	504 UNIT A	504 N GREENSBORO ST UNIT A	CARRBORO	NC	27510	9778876749	424		RUSSELL SQUARE APTS		Multifamily Structure	Carrboro
101	504		B		N	GREENSBORO	ST	504 UNIT B	504 N GREENSBORO ST UNIT B	CARRBORO	NC	27510	9778876749	424		RUSSELL SQUARE APTS		Multifamily Structure	Carrboro
101	504		C		N	GREENSBORO	ST	504 UNIT C	504 N GREENSBORO ST UNIT C	CARRBORO	NC	27510	9778876749	424		RUSSELL SQUARE APTS		Multifamily Structure	Carrboro
101	504		D		N	GREENSBORO	ST	504 UNIT D	504 N GREENSBORO ST UNIT D	CARRBORO	NC	27510	9778876749	424		RUSSELL SQUARE APTS		Multifamily Structure	Carrboro
101	504		E		N	GREENSBORO	ST	504 UNIT E	504 N GREENSBORO ST UNIT E	CARRBORO	NC	27510	9778876749	424		RUSSELL SQUARE APTS		Multifamily Structure	Carrboro
101	504		F		N	GREENSBORO	ST	504 UNIT F	504 N GREENSBORO ST UNIT F	CARRBORO	NC	27510	9778876749	424		RUSSELL SQUARE APTS		Multifamily Structure	Carrboro
101	505				E	POPLAR	AVE	505	505 E POPLAR AVE	CARRBORO	NC	27510	9778						

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# TOWN OF CARRBORO

## Planning Board

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

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

**FEBRUARY 21, 2013**

## 201 North Greensboro Street – Conditional Use Rezoning & Conditional Use Permit Application

**Seils** moved and **Hunt** seconded that the **Planning Board** recommends that the Board of Aldermen deny the rezoning request for 201 N. Greensboro Street from R-7.5, B-2 and B-1(c) with DNP Overlay to B-1(c)-CU with DNP Overlay to support the development of a two-story building and associated surface parking and site improvements.

### **VOTE:**

AYES: Adamson, Chaney, Hunt, Seils

NOES: Barton, Clinton, Foushee

ABSENT/EXCUSED: Jahre, Jaimeyfield, Poulton, Schaefer

ABSTENTIONS: None

### 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 of the Town of Carrboro finds the requested change in zoning would not advance the public health, safety, or welfare and would be inconsistent with the community's vision for creative and ample commercial development in downtown Carrboro.

1. The Downtown Neighborhood Protection Overlay District along Greensboro Street, together with the mix of residential and commercial zoning on the east side of Center Street, appropriately reflects the importance of scale and intensity to the continuing residential uses of properties on Center Street.
2. The Board of Aldermen's decision to change the zoning classification for 102 Center Street to B-2-CZ (Resolution No. 152/2007-08) signified the town's interest in treating the east side of Center Street as a transitional area between a residential neighborhood and the downtown commercial district. Small commercial space would be a more appropriate use of lots on the east side of Center Street.
3. Rezoning would be inconsistent with the following Carrboro Vision 2020 policies:
  - a) **2.1, Avoidance of Adverse Effects on Public Health and Safety**, which states: "Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas."

- b) **3.1, Nature of Development**, which states: “new commercial development must minimize negative environmental impact, it must emphasize appropriate buffers, and it must not compromise the integrity of established neighborhoods.”

Rezoning would compromise the integrity of an established neighborhood by replacing and/or surrounding parts of it with a parking lot.

Motion in support of these findings was made by **Seils** and seconded by **Hunt**.

**VOTE:**

AYES: Adamson, Chaney, Hunt, Seils

NOES: Barton, Clinton, Foushee

ABSENT/EXCUSED: Jahre, Jaimeyfield, Poulton, Schaefer

ABSTENTIONS: None

Finally, a motion was made by **Clinton** and seconded by **Foushee** to forward the following additional comments to the Board of Aldermen:

**Should the Board of Aldermen approve the requested change in zoning and conditional use permit, the Planning Board strongly recommends the following conditions:**

1. Place a condition on the permit to require that parking shall be provided at no more than 2.5 spaces per 1000 square feet of gross floor area for the retail use and no more than 1.5 spaces per 1000 square feet of gross floor area for the office use. The number of parking spaces shown on the site plan is excessive. The planning board suggests the applicant consider reduction of parking to begin with the northwest quadrant of the block. The Planning Board notes that a commercial development of similar scale at E Franklin Street and S Estes Drive in Chapel Hill provides 24 parking spaces for almost 10,000 square feet of high-volume retail space. This ratio would be closer to an appropriate approach for the ongoing development of Carrboro’s pedestrian-oriented downtown area.
2. The Planning Board concurs with staff recommendations, as follows:
  - a) That the applicant must obtain driveway permits from either NCDOT or the Town of Carrboro Public Works prior to construction plan approval.
  - b) That flexibility of the species of the street trees and the final location of the tree planting area along North Greensboro Street and West Weaver Street be finalized during the Construction Plan review process.
  - c) That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in .dxf format and shall include a base map of the whole project and all separate plan sheets. As-built .dxf files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
3. That the green space provided for within the project be available for public recreation and enjoyment in perpetuity through whatever mechanism is appropriate.

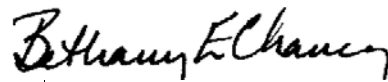
**VOTE:**

AYES: Adamson, Chaney, Hunt, Seils, Barton, Clinton, Foushee

NOES: None

ABSENT/EXCUSED: Jahre, Jaimeyfield, Poulton, Schaefer

ABSTENTIONS: None



February 21, 2013

(Chair)

(Date)



## TOWN OF CARRBORO

### TRANSPORTATION ADVISORY BOARD

### RECOMMENDATION

February 7, 2013

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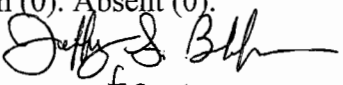
SUBJECT: 201 N. Greensboro St. rezoning

MOTION: The Transportation Advisory Board recommends that the Board of Aldermen approve the rezoning request for 201 N. Greensboro St. from R-7.5, B-1(c) and B-2 with DNP Overlay to B-1(c)-CU with DNP Overlay to support the development of a two-story building, surface parking, and site improvements.

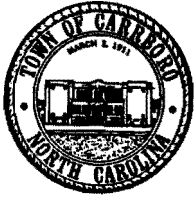
Moved: Nicopoulos

Second: Štolka

VOTE: Ayes (7): LaJeunesse, Štolka, Perry, Sieff, Haac, Nicopoulos, Kim. Nays (0). Abstain (0). Absent (0).

  
Seth for LaJeunesse  
\_\_\_\_\_  
TAB Chair

2 / 14 /13  
DATE



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

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

## RECOMMENDATION

**FEBRUARY 13, 2013**

CUP/CONDITIONAL USE DISTRICT REZONE OF 201 NORTH GREENSBORO ST.  
CVS Retail Pharmacy and Office Space

Motion was made by David Jessee seconded by Chris Butler that the ESC recommends the proposed CUP/Conditional Use District Rezoning request for 201 N. Greensboro **be approved** by the Board of Aldermen.

VOTE:

**AYES: (8 )**

**ABSENT/EXCUSED: ( 0 )**

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

### Associated Findings

No members of the ESC reported any conflict of interest.

Furthermore, the ESC of the Town of Carrboro finds that the proposed rezoning and CUP **is consistent** with the Downtown Design Guidelines and Carrboro Vision 2020 policies identified by the planning staff (see attached list).

With the condition that 1) the appropriate measures/conditions be placed on the project to ensure the implementation of the office space proposed for the second story, that 2) the office space be affordable, 3) the Town work with the developer to help fill the space.

**VOTE:**

**AYES: (8 )**

**ABSENT/EXCUSED: ( 0 )**

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

Terri Turner 2-15-2013  
(Chair) (Date)



### **Conformance with Downtown Design Guidelines**

The proposed project addresses many of the goals identified in the Town of Carrboro Downtown Guidelines for Design including:

1. Promotes development of the Downtown Center by taking several underutilized vacant properties and increasing the density by providing for a two story mix of office and retail uses. This will increase the tax base for the Town in an area where dense development is desired.
2. Improves the quality of the physical environment by providing an inviting and attractive building fronting Greensboro Street that complements the existing character of the Carr Mill Mall.
3. Improves the architectural character of this area by reinforcing the architecture at the existing Carr Mill Mall.
4. Will provide for a wide variety of goods and services including convenience items, prescription drugs, a Minute Clinic, and office uses on the second floor.
5. Improves parking in the downtown area by providing surface parking adjacent to the uses and provides for an organized parking layout screened by the proposed building, existing landscaping, and new landscaping.
6. Strengthens the pedestrian character of the area by widening sidewalks on Greensboro and Weaver Street, a new sidewalk on Short Street, a safer crosswalk to Carr Mill Mall, and a sidewalk connection to Center Street.
7. Protects the existing community by screening new parking areas setback from Center Street with a 5' high brick wall and sensitive lighting.

Further improvements to the transportation network will include bike lane sharrows on Greensboro Street, right-of-way dedication to accommodate a future bike lane, street trees along Greensboro and Weaver Street, multiple bike racks on the facility, and retiming of pedestrian crossing signals in the vicinity of the project. Right-of-way has been dedicated along Weaver Street, Greensboro Street, and Short Street for additional sidewalk.

The project also maintains a significant amount of landscaping despite the dense nature of the development by saving numerous trees on the property and pushes parking to the rear of the property. Amenities such as benches and tables are provided at various locations on the project perimeter.

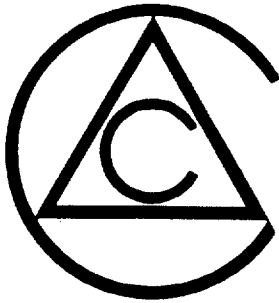
## **Conformance with Vision 2020 Plan**

The proposed project addresses and complies with many of the policies set forth within the Vision 2020 plan. The specific policies are noted below with descriptions of how the project addresses those guidelines:

- Human Services (Section 1.33) states there should be “focus particularly on transit needs easy access and proximity to health care and integration into the greater community”. The subject project will include a CVS Pharmacy and “Minute Clinic” and possibly other medical offices that would be able to provide convenient medicine and health care to citizens who ride the transit system as there is a bus stop to the east of the intersection on Weaver Street and also just North of Short Street on Greensboro Street.
- Human Services (Section 1.35) states “the Town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly...”. The project is located such that access is easy via the transit system, locally by pedestrian access, and provides adequate parking if car travel is preferred.
- Development (Section 2.11) states “town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility...develop a process to mediate disagreements between developers and residents of existing neighborhoods”. The subject project provides wide sidewalks along both Weaver Street and Greensboro Street, and a new sidewalk along Short Street. The proposed building façade will complement that of the adjacent Carr Mill Mall while providing a significant amount of glass on all sides of the building. There will be three entrances to the building for easy access from both the parking lots and the sidewalks. Strategies to minimize storm water impact on the site include an underground cistern, bio-retention areas, and pervious pavements. The proposed traffic associated with the development will be only about 3% of the total traffic adjacent to the project site. The development provide sharrows for bicyclists on southbound Greensboro Street along with street trees. The developer of the project has also been in communication with adjacent residents via four neighborhood meetings at various points of the project, and a brick wall will be installed with dense landscaping to screen parking areas along Center Street.
- Development (Section 2.12). The proposed project is not within a sensitive area such as a watershed or wetland that would adversely affect water supplies or habitat.
- Carrboro’s Character (Section 2.41). The proposed project includes a medium rise building with good public access and will provide the goods necessary to meet citizens’ everyday needs. The project emphasizes the character of the existing Carr Mill Mall across the street by mimicking the existing building Facades while also providing glass and a building landscape trellis on Weaver Street. The proposed building also has an area dedicated as an active pedestrian space for benches and tables that will allow people to work, gather, shop, and socialize on the project site

along Weaver Street. Bike racks are also provided at other corners of the building and a bench/landscape area is also provided on Center Street.

- Carrboro's Character (Section 2.42). As mentioned above, the development will complement the building façade of the existing Carr Mill Mall, does not require widening of adjacent streets, will add street trees along Greensboro and Weaver Street, and also maintains several of the larger existing trees on the property. Walkout balconies are also provided for the 2<sup>nd</sup> floor.
- Downtown Vitality (Section 3.21). The proposed plan increases the existing square footage on the properties, accommodates additional square footage by building upward not outward, which in turn increases the density on the property. The project will also improve the downtown infrastructure by adding parking, wider sidewalks, bike lane sharrows, new lighting, and code compliant landscaping. The project also proposes to retime the traffic signals in the Greensboro Street, Main Street, and Weaver Street "triangle" to improve traffic and pedestrian circulation and relocate the cross walk across from Carr Mill Mall.
- Downtown Vitality (Section 3.22). The building will be architecturally significant as the façade will complement the Carr Mill Mall façade while providing a significant amount of glass and be more visible pulled up to the street to screen the parking.
- Downtown Vitality (Section 3.23). Office space will be provided on the 2<sup>nd</sup> floor which will be additional commercial space in the downtown area.
- Downtown Vitality (Section 3.25). Walk ability will be encouraged with wide sidewalks and new crosswalks to increase pedestrian safety. New lighting will also be provided on the project site along with active pedestrian spaces like a table and seating area along Weaver Street and a "pocket park" on Center Street.
- Economic Diversity (Section 3.61) states that the goal is a "balanced portrait of convenience". The subject project will offer both retail and office space for business owners and patrons in the downtown area.
- Economic Diversity (Section 3.63) states "the Town should encourage the development of underutilized property in the downtown area". This property is central to the downtown area and currently contains vacant buildings. Re-development will allow this property to be utilized to the extent practical and significantly improve the aesthetics too.
- Transit (Section 4.2). The development will be accessible to transit riders with two bus stops within 200' of the project site.
- Water (Section 5.22). The development will implement storm water quantity and quality controls to reduce impacts to downstream creeks, streams, pond, and lakes. Nitrogen and phosphorous pollutant export from the site will be reduced by approximately 22% and 16% respectively from the existing condition after construction. Total runoff from the site will only increase by 11%.



THURSDAY, March 7<sup>th</sup>, 2013

**Review of Rezoning and Conditional Use Permit for 201 North Greensboro Street**

The Appearance Commission voted in favor of the Rezoning and Conditional Use Permit request for 201 North Greensboro Street and had the following comments in regard to the project:

- 1.) The Appearance Commission appreciated the applicant revising the building to reflect suggestions made by the Appearance Commission.
- 2.) The Appearance Commission liked the functional 2<sup>nd</sup> story balconies. Especially the 2<sup>nd</sup> floor balcony on Weaver Street where it will cover the outdoor seating area and covered bike parking area.
- 3.) The Appearance Commission liked the final location of the dumpster and it being placed in the interior portion of the project.
- 4.) The Appearance Commission liked that the applicant provided some pervious parking spaces within the northern portion of the parking lot.

**VOTING:**

AYES: 3 (Tom Wiltberger, Emily Scarborough, Sheryl Forbis)

NOES: 0

ABSENT: (Sarah Andrews, Raymond Conrad, Kim Calandra, Eric Feld)

  
\_\_\_\_\_  
Appearance Commission Chair

2-18-13  
\_\_\_\_\_  
Date



# TOWN OF CARRBORO

## Environmental Advisory Board

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

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

THURSDAY, FEBRUARY 21, 2013

## CONDITIONAL USE REZONING AND PERMIT APPLICATION FOR CVS

Motion was made by Dustin Chicurel-Bayard and seconded by Bruce Sinclair that the EAB recommends that the following input be considered as part of the CVS application for development at the corner of North Greensboro Street and Weaver Street.

With the exception of stormwater and pedestrian access, the EAB is disappointed in the applicant's response to the EAB's previous comments. The applicant essentially ignored the majority of the EAB's previous comments. The applicant placed a heavy reliance on the "sustainable materials supplement," which is essentially the LEED checklist. Because the list is non-descript, it's of little use.

The applicant should commit to specific, enforceable conditions that can be included in any Conditional Use Permit. To do so, they would need to specify what measures they intend to implement to obtain the points they awarded themselves and agree to have those measures included in any potential permit.

Representatives at the Joint Review had little idea what they were planning to do, which suggests that they haven't figured it out with a degree of specificity that would be necessary to genuinely respond to our comments.

This being the case, the EAB submits to the Board of Aldermen the original comments made to the applicant on June 23, 2011, finding that aside from the pedestrian and stormwater sections, few of the EAB's initial concerns have been addressed.

Further, the EAB believes the applicant's proposal is not consistent with the following aspects of Carrboro Vision 2020 for the explained reasons:

3.1 - There are not appropriate buffers and the development would compromise the integrity of established neighborhoods;

5.21 - There is no non-potable internal use of harvested rainwater in the building;

5.41 - The "sustainable materials supplement" provided little information regarding the use of recycled materials and did not explain what green building techniques would be employed.

5.51 - There is a lack of commitment to energy efficiency or the use of renewable energy.

Further, the EAB finds that the mini park created by the western buffer, which may have been established for environmental or other honorable reasons, may create a safety concern for the neighbors.

### 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 development of this property.

VOTE: **AYES**: Arnsberger, Chicurel-Bayard, Sinclair, Crook

**ABSENT/EXCUSED**: None

**NOES**: None

**ABSTENTIONS**: None

for Paula C. Crook 2-22-13  
(Chair) (Date)



# TOWN OF CARRBORO

## Environmental Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

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

THURSDAY, JUNE 23, 2011

## CONDITIONAL USE PERMIT APPLICATION FOR CVS

Motion was made by Geoff Gisler and seconded by Matthew Arnsberger that the EAB recommends that the following recommendations be considered as part of the application for development at the corner of Greensboro Street and Weaver Street.

### Lot & Site Development:

- 1) Concern over traffic impacts in general.  
Recommendation to prohibit left turn onto Short St. from Greensboro St northbound, and to make pedestrian improvements on Greensboro to facilitate crossing.
- 2) Concern over 24 hour business at this location in close proximity to residential properties;  
Recommendation to create better buffer for adjacent residences. Need additional documentation of visual, light, and noise pollution control plans; consider planting, directional and LED lighting, and other measures to reduce these types of pollution.
- 3) Concern that project does not demonstrate the degree of innovation and creativity warranted for this most prominent downtown site. Recommendation to develop the site as a model of green building in industry.
- 4) Concern regarding limited pedestrian and people friendly streetscape/sidewalks.  
Recommend installing vegetated areas between sidewalk and street. Further attention should be given to pedestrian flow;
- 5) Concern about tree protection and parking lot shading. The plan does not appear to meet land use ordinance requirements.  
Recommend that: a minimum of 50% of existing tree canopy be protected; that additional documentation be provided about how specimen trees will be adequately protected; and additional details regarding landscaping plan to create shading above the minimum required in the land use ordinance. The parking lot should utilize "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)  
Permeable pavement should be included in the parking lot plans and specifications

### Resource Efficiency:

- 1) Concern that the applicant has not demonstrated commitment to resource efficiency measures. Recommend that applicant demonstrate sustainability in demolition and construction—reduced waste streams, certified materials, reclaimed materials, green roof, photovoltaics etc.
  - a) Use FSC certified wood products during construction. Use salvaged, recyclable, or rapidly renewable construction materials when available.
  - b) Commit to recycling more than 50% of demolition waste if relocation/repurposing of building(s) is not feasible;
  - c) Commit to exceeding Orange County construction waste disposal requirements;
  - d) Source materials within a 500 mile radius;
  - e) Post construction, need better demonstration of ability to minimize landfilled waste and handle and sort product waste streams. Document building design and management program to minimize store's waste. Program must include designation of interior space suitable for recycling all recyclable waste products and documentation of recyclables diverted from waste stream;
  - f) Provide the community with a prominently promoted facility for safe disposal of expired and surplus pharmaceuticals in conformance with FDA rules to prevent pharmaceuticals from entering the water supply and waste stream.

### Energy Efficiency:

- 1) Concern that the applicant has not demonstrated commitment to energy efficiency measures. Recommend that the applicant demonstrate energy performance in building requirements 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 to achieve 50% CO2 emission reduction, or LEED silver certification

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.

- 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 lighting;
- e. Use of energy efficient appliances
- f. LED or LED/Solar parking lot lighting (50-100% more efficient).
- g. Use of solar thermal
- h. Provision of onsite facilities (e.g. solar, wind, geothermal) that will provide a minimum of 5% of electricity demand associated with the project.



Water Efficiency:

- 1) Concern that the applicant has not demonstrated commitment to water use efficiency measures. Recommend that harvested rainwater be reused

Stormwater Management:

- 1) Concern that the applicant has not demonstrated commitment to stormwater management measures consistent with the Town's water protection and restoration goals and the Jordan Lake rules.  
Recommend reduction in nitrogen loading from the site by at least 8% from the existing condition, as determined by the Jordan Lake Accounting Tool. The design should consider additional LID features, e.g., permeable pavement for low volume stalls, pedestrian areas, less impervious area/more vegetated areas (e.g., planters), a green roof

Indoor Environmental Quality:

- 1) Concern over indoor air quality. Recommendation to use low emitting materials.

Appearance/Architectural:

- 1) Appreciate the applicant's efforts to design façade consistent with downtown development guidelines.
- 2) Concern that the applicant has not demonstrated commitment to other architectural features consistent with livable and green building principles.  
Recommendations: 1) Windows that can be opened should be provided on the second floor;  
2) Natural lighting/daylighting should be improved/maximized for second floor office space;  
3) The HVAC system on second floor should be designed to allow for multiple zones

Endorsement of Planning Board Comments

The EAB endorses the comments submitted by the Planning Board.

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

**ABSENT/EXCUSED:** Stidham

**NOES:**

**ABSTENTIONS:**

Associated Findings

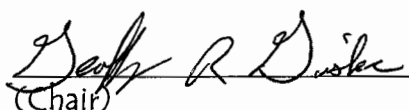
By a unanimous show of hands, the EAB membership also indicated that no members have any financial interests that would pose a conflict of interest to development of this property.

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

**ABSENT/EXCUSED:** Stidham

**NOES:**

**ABSTENTIONS:**

  
(Chair) 06/23/11  
(Date)

Turned In: 2/28/12 to Town Clerk CCW

Found Valid: 3/6/12 - CCW 2/18/13 - Reviewed/Confirmed CCW

## TOWN OF CARRBORO



### PETITION TO PROTEST ZONING DISTRICT CHANGE

**ZONING CHANGE BEING PROTESTED:** R-75, B-1(C), B2, DNP overlay  
to B1(C) conditional use.

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

- 1) Be signed by the owners of either (i) twenty percent (20%) or more of the area included in the proposed change or (ii) five percent (5%) of a 100-foot-wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right-of-way shall not be considered in computing the 100-foot buffer area as long as that street right-of-way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the Town may rely on the Orange County tax listing to determine the "owners" of potentially qualifying areas. (Amended 10/24/06).

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

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

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

We are opposed to request to rezone properties  
Known as 7.98.H.1, 7.98.H.3, 7.98.H.4, 7.98.H.5,  
7.98.H.6 and 7.98.H.7 to B1(C) conditional use.

6

Description of Property Owned By Party Signing Petition			
Tax Map, Block, Lot	Property Owner's Name	ADDRESS	SIGNATURE
7.93.A.14	Carr Mill Mall Limited Partnership	N/E INT Weaver and Greensboro Sts Carrboro, NC	
7.98. H.2	Center Street Preservation	102 Center St	Peter DeLeeuw
	Margie Bracke	102 Center St	Margie Bracke
	Jane Hamborsky	102 Center St	
	Peter DeLeeuw	102 Center St	Peter DeLeeuw
	<del>Richard</del>		
	<del>Brett</del>		
7.98. G.16	Jane Hamborsky	105 Center St.	
7.98. G.17	Mark Verle	103 Center St	Mark Verle
	Tom Suberman	103 Center St	
7.98. G.14	Jeffrey Hemick	109 Center Street	Jeffrey Hemick
	Michelle Johnson	109 Center Street	Michelle Johnson
7.98. G.15	Jane Whitesides	107 Center Street	Jane Whitesides
7.98. G.8	Michelle Riest	100 Oak Ave	Michelle Riest
	John Alkerson	100 Oak Ave	John Alkerson
7.98. G.1	Matt Vizithum	200 W. Weaver St.	Matt Vizithum
	JASON CROW	200 W Weaver St	JASON CROW
	<del>Michelle Johnson</del>		
7.98. G.13	Michelle Johnson	201 Center Street	Michelle Johnson
	Jeffrey Hemick	201 Center Street	Jeffrey Hemick

[illegible]

A  
b

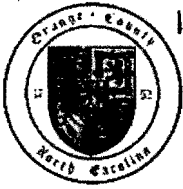
[illegible]

# SIGNATURE

Brett Wilson

[illegible]

200 W Weaver (Optometrist) PIN # 9778860612



103 Center Street: PIN # 9778860690

105 Center: PIN # 9778860696

107 Center: PIN # 9778860793

Orange County, NC GIS

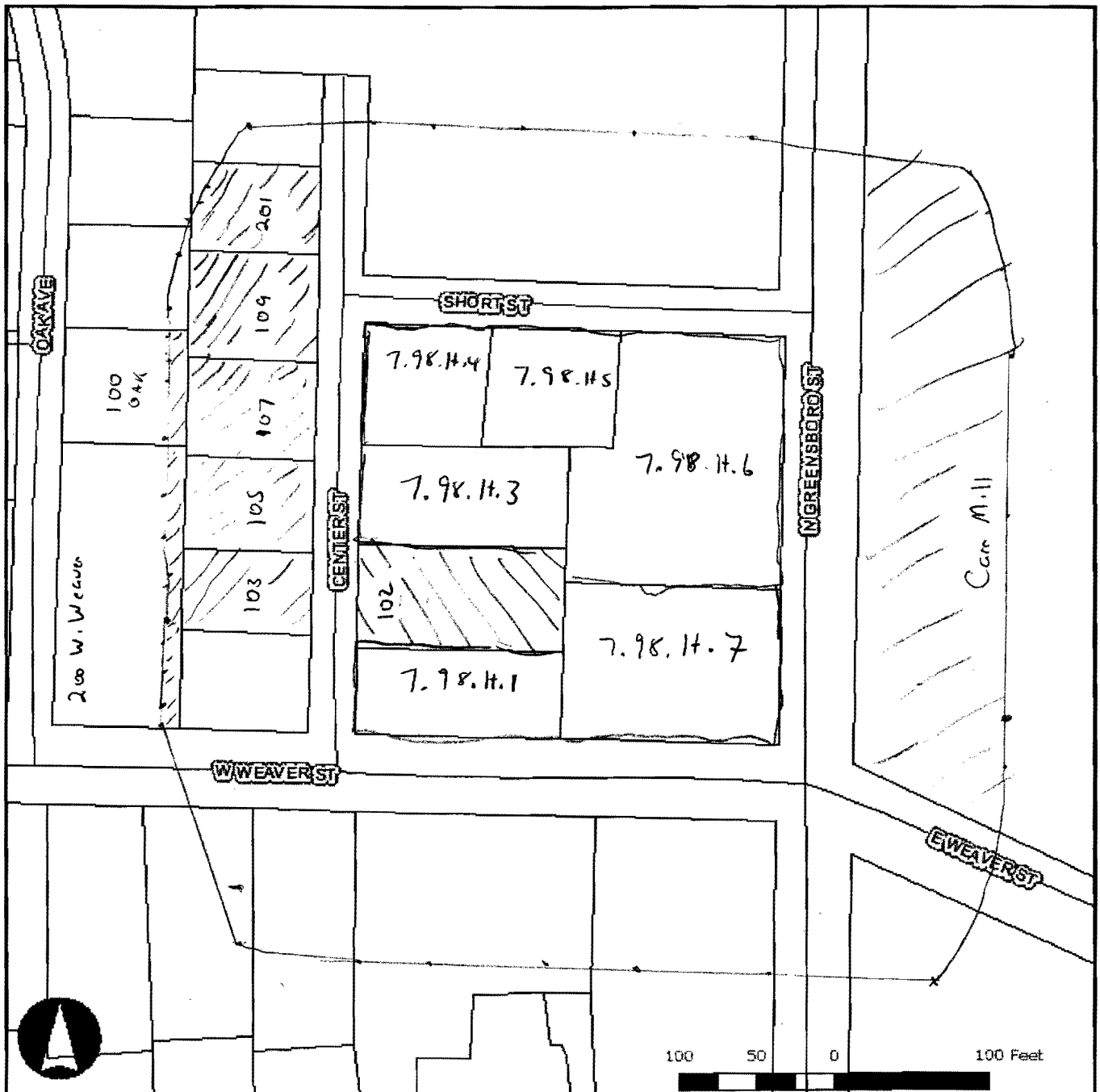
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201(301) Center: 9778860895

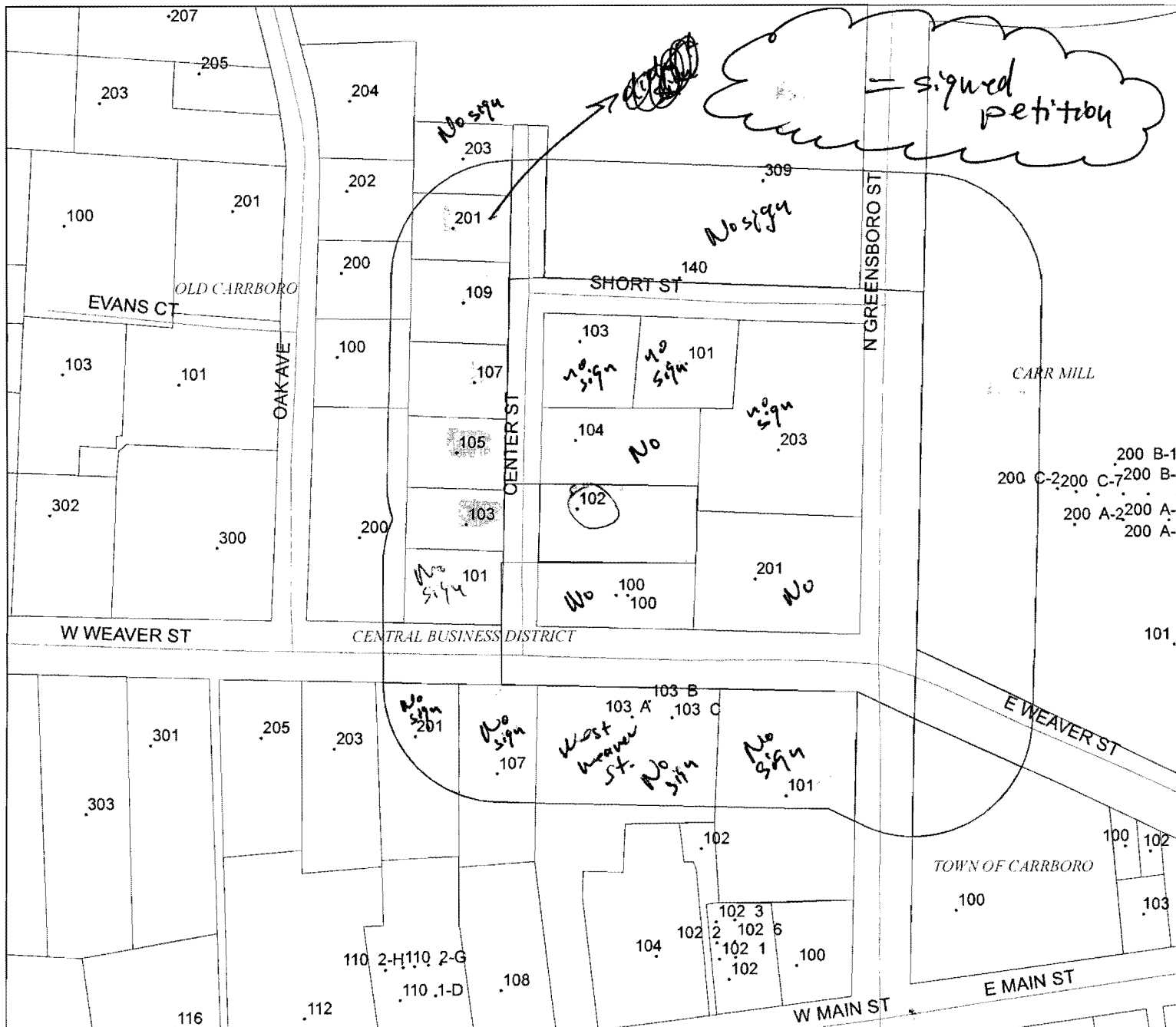
102 Center: 9778862651

100 OAK AVE: 9778860724

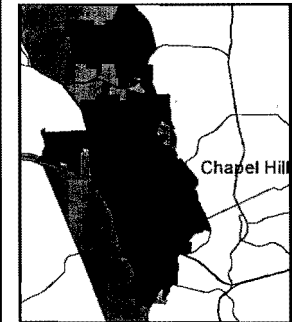
## Orange County NC GIS



Created on 10/6/2011. (c) 2009 Orange County, North Carolina.



## Petition Buffer



Area 1 Buffer  
No ROW  
157021 sq ft  
Area of Petition:  
~~78718~~ 22 sq ft  
= ~~78718~~ 90 50%

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

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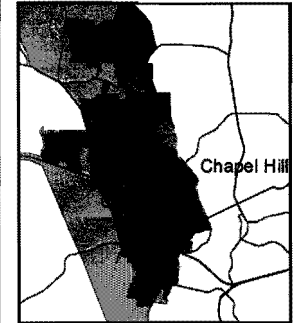
TOWN OF CARRBORO  
301 W. Main St.  
Carrboro, NC 27510

Printed Feb 20, 2012







## CVS Petition



### Legend

-  CVSPetitionSigners
-  CVS Petition Buffer

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NO RELIANCE MAY BE PLACED IN ITS  
ACCURACY**

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

Printed March 9, 2012

# Part II

## Attachment A

Project Plans – Included in Hard Packet and Available for review in the Town Clerk's Department at Town Hall.

## STAFF REPORT

TO: Board of Aldermen

DATE: February 26<sup>th</sup>, 2013

PROJECT: General High Volume Retail- Use# 2.110 and Office Space-  
Uses# 3.110 and 3.130

OWNERS/APPLICANTS: Reddlands, Inc.  
116 Wilson Pike Circle, Suite 103  
Brentwood, TN 37027

PURPOSE: To acquire a Conditional Use Permit for a two story mixed  
use building with general high volume retail on the 1<sup>st</sup> floor  
and office space on the 2<sup>nd</sup> floor.

EXISTING ZONING: R-7.5, B-2, B-1(c), and DNP overlay.

PIN: 9778-86-2724, 9778-86-3699, 9778-86-3704, 9778-86-  
2648, 9778-86-3587 and 9778-86-2555

LOCATION: 201 North Greensboro Street

TRACT SIZE: 1.48 acres (64,512 square feet)

EXISTING LAND USE: 201 North Greensboro Street- Vacant/Use# 3.000  
203 North Greensboro Street- Dentist Office/Use# 3.000  
101 Short Street- Vacant  
105 Short Street- Residence/Use# 3.000  
104 Center Street- Vacant/Use# 1.100  
100 West Weaver Street- Parking Lot/Use# 10.000

PROPOSED LAND USE: General High Volume Retail- Use# 2.110 and Office Space-  
Uses# 3.110 and 3.130

SURROUNDING  
LAND USES: North: M1, retail building/street r-o-w  
South: B1(c), commercial building/street r-o-w  
West: R-7.5, single-family residences and hair salon/street r-  
o-w  
East: B1-(c), commercial building/street r-o-w

## ANALYSIS

## **Background**

### **Background**

Reddlands, Inc. and others have submitted an application for a Conditional Use Permit (CUP) to allow for the construction of a two-story mixed use building on the properties on the northwest corner of the intersection of North Greensboro Street and Weaver Street in downtown Carrboro.

The five properties included in the request are currently zoned R-7.5, B-2, B1-(c), and DNP Overlay and are identified as Orange County parcel identification numbers 9778-86-2724, 9778-86-3699, 9778-86-3704, 9778-86-2648, and 9778-86-2555.

Redevelopment of the existing developed property is proposed such that three single-story structures and one single-story commercial structures will be torn down and be replaced with by a two-story commercial building and surface parking. The two-story building will provide high volume retail sales on the 1<sup>st</sup> floor (12,295 square feet of area) and the 2<sup>nd</sup> floor will provide office space (12,295 square feet of area).

## **Traffic, Parking, Parking Lot and Sidewalk**

### **Traffic**

The applicant prepared a Traffic Impact Analysis in April of 2011 and the following information is a summary of this study- the Traffic Impact Analysis indicates that the site is expected to generate approximately 239 net new daily trips with 35 new entering trips and 17 new exiting trips occurring during the AM peak period and 20 new entering trips and 28 new exiting trips during the PM peak hour. The Traffic Impact Analysis indicates that upon build out of the proposed development that the site traffic is expected to make up no more than 3 percent of the total traffic on the study intersections.

The two major entrances/exits to the proposed development will be along Weaver Street and Short Street. The entrance/exit along Weaver Street will move slightly from the existing driveway cut and these two entrances/exits will create a north/south corridor between these roadways. There will be a third entrance/exit along Center Street and this is an existing driveway cut.

It should be noted that the three entrances/exits will allow right turn or left turn upon exit.

### **Parking**

The applicant is proposing a total of sixty-one (61) parking spaces- broken down as follows:

- thirty-four (34) regular spaces
- three (3) handicap spaces
- twenty-three (23) compact spaces
- one (1) motorcycle space
- eleven (11) bike racks of varying size

Section 15-291(g) of the LUO would require a total of seventy-two (72) parking spaces for the combination uses of general high volume retail and office uses, but the applicant is requesting a reduction in parking from the Board of Aldermen. The applicant is submitted a Parking Reduction Justification Letter (see attachment I).

Town staff recommends that the Board of Aldermen review the request for flexibility in the parking requirements and either approve or disapprove of the proposed request for the parking reduction.

#### Parking Lot

A majority of the parking will be located in the northern portion of the subject properties and will be a combination of regular, compact and handicap spaces. The applicant intends to use typical asphalt pavement in a majority of the parking lot, but six (6) of these spaces in the northwestern parking area will be pervious paving.

The applicant intends to construct a brick wall along the seven (7) parking spaces that face Center Street in order to minimize headlight pollution from the cars coming and going during night hours.

The existing parking area at the corner of Weaver Street and Center Street will remain as a parking area and consist of twenty-two (22) parking spaces and one (1) motorcycle space. This parking area will provide a majority of the spaces for the office space on the 2<sup>nd</sup> floor.

The applicant has noted that thirty-nine (39) of the parking spaces will be for the high volume space on the 1<sup>st</sup> floor with the remaining twenty-two (22) parking spaces will be for the office space on the 2<sup>nd</sup> floor.

The delivery area will be located on the western side of the proposed building in the driveway between West Weaver Street and Short Street. The applicant has stated that deliveries for the high volume retail space on the 1<sup>st</sup> floor will take place on Monday's at 6am only.

#### Sidewalk

The applicant intends to construct a sidewalk along North Greensboro Street that will be a little larger than sixteen (16) feet in width. The actual walking area of the sidewalk will be eleven (11) feet and eight (8) inches in width due to the area closer to the street curb providing an area for ten (10) bike racks and street tree planters.

Additionally, that applicant intends to construct a sidewalk that will be approximately sixteen (16) feet in width from the corner of North Greensboro Street and Weaver Street to the entrance/exit of the proposed use. The existing five (5) foot sidewalk past the entrance/exit of the proposed building to Center Street shall remain as is.

Note that the applicant will be requesting the continuation of the non-conforming five foot wide sidewalk along Weaver Street. In essence, this sidewalk would be required to be ten feet in width.

The applicant intends to construct a new five (5) foot width sidewalk along Short Street.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to traffic, parking, parking lot and sidewalk installation subject to the approval of the request for a reduction in parking and non-conforming structures to remain. Staff recommends the Board of Aldermen review the request for the parking reduction and either approve or disapprove this request.

### **Tree Protection, Screening and Shading**

#### **Tree Protection**

Section 15-316 of the Land Use Ordinance states that every development shall retain all existing trees eighteen (18) inches in diameter or more unless such trees would unreasonably burden the development. The applicant has provided justification (see attachment D) for the removal of three (3) trees that meet this criteria.

Tree protection fencing will be installed around all trees to be retained prior to any site work beginning and will be inspected throughout the construction process to verify compliance.

#### **Screening**

This project requires a Type C along all street right-of-ways and also, along the property line of 102 Center Street. The applicant intends to meet the screening requirement as seen below:

- East Side- the installation of five (5) street trees along North Greensboro Street within a 4' by 6' tree planter. The placement and species of these trees will be finalized at the Construction Plan process.
- South Side- the installation of two (2) street trees in front of the southern portion of the proposed building and the installation of three (3) trees within the parking lot area.
- North Side- the installation of three (3) trees within the parking lot area.
- 102 Center Street- an opaque fence and the installation of trees around the northern and southern portion of this property. Additionally, a retaining wall will be installed on the eastern property line of this property.
- Western Side- the installation of four (4) street trees within the parking lot area.

#### **Shading**

Section 15-317 of the LUO requires that 20% of all vehicle accommodation areas be shaded with trees complying with the recommendations of Appendix E-10. The number of trees required to meet this requirement is seven (7) trees. The applicant will be exceeding this requirement by the installation of seventeen (17) shade trees.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to tree protection, screening and shading of the parking lot.

### **Drainage and Grading**

#### **Drainage**

The proposed development will use of combination of several means in order to treat stormwater. There will be two (2) bio-retention gardens placed in the northern parking area, installation of three (3) sand filters located beneath the parking lot and finally, a Stormtech Underground Detention System that will be located on the western side of the building.

Additionally, the applicant will install a 20,000 gallon underground cistern in the north portion of the proposed building. This cistern will be fed by the downspouts from the proposed building and most likely will be used for irrigation of the landscaping.

It should be noted that the applicant will finalize all related drainage issues at the Construction Plan review stage of the proposed development.

#### **Grading**

Minimal grading will take place with this development due to the limited variation in topography. A majority of the grading work will take place for the installation of the various stormwater retention devices that will be placed underground.

Staff will verify that applicable silt and tree protection fencing are installed prior to any work commencing on the property and will verify compliance of silt and tree protection fencing throughout the construction process.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to Drainage and Grading.

### **Utilities, Lighting and Refuse Collection**

#### **Utilities**

All utilities will be placed underground for the proposed development with the new electric transformer being placed at the northwestern corner of the building.

The waterline and sewer connection will be located adjacent to the corner of North Greensboro Street and Weaver Street. OWASA has reviewed CUP plans for this development and is satisfied with the proposed layout.

The location of the crosswalk/utility pole at the corner of Weaver Street and North Greensboro Street relocation has been discussed with the applicant. It is the intention of the applicant to resolve this issue at the Construction Plan review process.



### Lighting

Section 15-242.5(d) of the Land Use Ordinance recommends maximum light output of 70,000 lumens per acre. The section of the LUO would recommend that this development not to exceed 103,600 lumens and the applicant intends to install a total of seventeen (17) light fixtures within the parking lot. These pole lights will provide a total lumen reading of 103,400 lumen- below the threshold per Section 15-242.5(d) of the LUO.

It should be noted that the proposed pole lights do meet the parameters of the light pollution at the property line as mandated within Section 15-242.5(a) of the Land Use Ordinance.

In addition, the applicant intends to install wall type lights that will be installed around the perimeter of the building, but will be for decorative purposes only and will not be lit.

### Refuse Collection

The location of the garage dumpster and recycling bins will be located in the interior portion of the parking lot. This location has been moved several times throughout the review process.

Orange County Solid Waste and the Public Works Department have reviewed the proposed location/layout and are satisfied with its location/layout.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to utilities and refuse collection.

## **Miscellaneous**

### Building Architecture

The development will be a two story building situated in the southeast corner of the subject properties. This building will be constructed of brick and varying colors of brick will be used throughout the building to highlight various architectural features. Arches over the 1<sup>st</sup> floor windows constructed with cast stone will be used to simulate windows in the Carr Mill Mall. Many of the windows on 1<sup>st</sup> floor will have either metal or canvas awning over them. The 2<sup>nd</sup> floor windows will have a horizontal tan cast stone placed over the windows.

The applicant will use a mixture of clear glass and spandrel glass on the 1<sup>st</sup> floor. The use of spandrel glass is being used for areas where privacy is required such as where the pharmacy is located or where shelves for products are being placed. All glass on the 2<sup>nd</sup> floor will be clear.

There will be balconies on the 2<sup>nd</sup> floor of the façade facing towards North Greensboro Street, West Weaver Street, Short Street and Center Street and other architectural changes to the building are noted in attachment H.

The building will provide three entrance and these will be on the northeast, northwest and southeast corners of the buildings. In addition, there will be a delivery entrance for the 1<sup>st</sup> floor on the western side of the building adjacent to loading zone.

The developer intends to install a seating area consisting of three seating areas in the southwestern portion of the building. This area will be covered by the 2<sup>nd</sup> floor balcony. In addition, a bike racks will be placed near this sitting area.

#### Architectural Standards for Downtown Development

The applicant visited the Appearance Commission at their June 16, 2011 meeting to request relief from the glazing requirement and parking lot shielding per Section 15-178 of the Land Use Ordinance. The Appearance Commission made the motion to grant relief from the glazing requirement with the motion that: 1.) the applicant improve the glazing with less spandrel glass and use more clear glass or more window display boxes- mostly along West Weaver Street and Greensboro Street. The use of vertical landscaping was another suggestion made by the Appearance Commission if the use of clear glass or display boxes is not possible.

The Appearance Commission voted to grant relief from the shielding of the parking as required by Section 15-178 of the Land Use Ordinance.

The Appearance Commission recommends that the Board of Aldermen grant relief from the glazing requirement with the motion that: 1.) the applicant improve the glazing with less spandrel glass and use more clear glass or more window display boxes- mostly along West Weaver Street and Greensboro Street. The use of vertical landscaping was another suggestion made by the Appearance Commission if the use of clear glass or display boxes is not possible. Additionally, the Appearance Commission recommends that the Board of Aldermen grant relief from the shielding of the parking.

Please note, the Appearance Commission reviewed the changes to the building at Joint Review on March 7<sup>th</sup>, 2013 and voted in favor of the project/changes to the building.

#### Advisory Boards Courtesy Review and Past Joint Review Meeting

The proposed development was presented to Advisory Boards on May 5, 2011.

Please note that this project was presented at Joint Review on March 1<sup>st</sup>, 2012 and then the applicant requested that the public hearing for the Rezoning and Conditional Use Permit for the Board of Aldermen scheduled for April 17<sup>th</sup>, 2012 be postponed.

Revisions to the project were presented to town staff in the final review and the project was presented at Joint Review on February 7<sup>th</sup>, 2013.

#### Neighborhood Information Meeting

The applicant held a total of five Neighborhood Meetings (see attachment E) on the following dates:

- December 12, 2010
- March 14, 2011

- December 7, 2011
- February 2, 2012
- June 27, 2012

Those property owners and renters within 1000 feet of the subject properties were notified by mail of these Neighborhood Meetings.

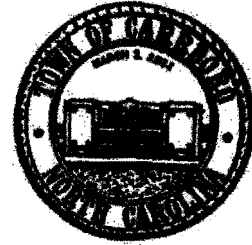
### **STAFF RECOMMENDATIONS:**

Town staff recommends that the Board of Aldermen review the conditions below, consider the requests for flexibility and for non-conforming situations to remain, offer comment as needed, and prepare summary recommendations.

1. That the applicant must obtain driveway permits from either NCDOT or the Town of Carrboro Public Works prior to construction plan approval.
2. That flexibility of the species of the street trees and the final location of the tree planting area along North Greensboro Street and West Weaver Street be finalized during the Construction Plan review process.
3. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in .dxf format and shall include a base map of the whole project and all separate plan sheets. As-built .dxf files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
4. That fire flow calculations and building-sprinkler design (as required) must be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.
5. That the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall be subject to approval by the Town Attorney and shall include scheduled maintenance activities for each unit in the development, (including cisterns, sand filters, swirl-systems, etc), performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall become an ongoing obligation of the property owners.
6. That if any changes are required during the Construction Plan review related to stormwater design or otherwise, then such changes shall be considered a permit modification under Section 15-64 of the Land Use Ordinance. This includes the possibility of the project undergoing an additional public hearing if the changes are considered major.



## TOWN OF CARRBORO



DATE: 4-7-11

FEE: \$2315.00

APPLICANT: Reddlands, Inc.		OWNER: James Sparrow, Debra Seaton, Revco DISCOUNT DRUG CENTERS, INC.	
ADDRESS: 116 Vibron Pike Circle, Suite 103		ADDRESS: See attached supplemental page	
CITY/STATE/ZIP: Brentwood, TN 37027		CITY/STATE/ZIP: ↓	
TELEPHONE/FAX: PHONE: 704-609-0418 FAX:		TELEPHONE/FAX: PHONE: FAX:	
LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: DEVELOPER FOR REVCO/UNDER CONTRACT w/ SPARROW & SEATON See attached		TAX MAP(S), BLOCK(S), LOT(S):	
PROPERTY ADDRESS: 201 & 203 N. Greensboro St, 103 Sherp St, 104 Center St.		PROPOSED LAND USE & USE CLASSIFICATION: Retail & Office	
PRESENT LAND USE & USE CLASSIFICATION: VACANT & SERVICES		LOT AREA: 1.48 Acres 64,468 Square Feet	
ZONING DISTRICT(S) AND AREA WITHIN EACH (including (Acres) 0.34ac): R-75=0.2 ac; B-1(c)=0.93 ac; B-2=			
# OF BUILDINGS TO REMAIN: 0		# OF BUILDINGS PROPOSED: 1	
EXISTING GROSS FLOOR AREA OF BUILDING(S): N/A square feet	GROSS FLOOR AREA (of proposed BUILDING / proposed ADDITION): 26,300 square feet	GROSS AREA (of LAND DISTURBANCE): 64,470 square feet	

NAME OF PROJECT/DEVELOPMENT: CVS Store #3833

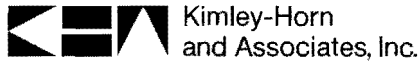
SUBDIV. FINAL PLAT / EXEMPT PLAT	1, 18, 19, 21, 23, 31, 33, 34, 37
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT (CUP)	1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36, 37
CUP MODIFICATION	SAME AS CONDITIONAL USE PERMIT (CUP)
SPECIAL USE PERMIT (SUP)	1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36, 37
SUP MODIFICATION	SAME AS SPECIAL USE PERMIT (SUP)
<input checked="" type="checkbox"/> ZONING PERMIT (Project)	1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 29, 30, 32, 34, 35, 36, 37
ZONING PERMIT (Building) Residential Infill & Additions	9, 10, 22, 24, 34, 37 (also see "Building Permit Review - Residences Only" checklist)
SIGN PERMIT	1, 10, 13, 14, 17, 20, 37
VARIANCE	4, 5, 10, 20, 29, 34, 37 Attachment A
APPEAL	4, 5, 37, Attachment B
SPECIAL EXCEPTION	1, 4, 5, 8, 10, 20, 35, Attachment C

APPLICANT:

DATE:

OWNER:

DATE:



August 19, 2011

Mr. James Thomas  
Town of Carrboro  
301 West Main Street  
Carrboro, NC 27510

■  
333 Fayetteville Street  
Suite 600  
Raleigh, NC  
27601

Subject: Tree Removal Justification - CVS Pharmacy  
201 North Greensboro Street  
Carrboro, North Carolina

*Please accept the following explanation and subsequent justification for the minimal removal of large trees on the subject property.*

Three (3) existing trees meeting the criteria of "large tree" as defined by Section 15-31(a) of the LUO require removal based on the proposed development plan.

- 40" dia. (located within proposed building footprint)
- 36" dia ( located within handicapped parking area north side of store)
- 30" dia. (located within proposed drive aisle of NW parking area)

The overall plan has been designed to minimize impacts to existing large trees and tree canopy to the extent possible while implementing an urban development plan within the downtown business district. This plan strives to balance tree preservation objectives while also meeting health, welfare and safety requirements for safe parking, vehicular/pedestrian circulation and building location service requirements for this site.

With the above in mind, the proposed plan has been carefully designed to strike a balance between tree preservation and competing regulatory requirements for the site. The resulting plan limits the demolition to 3 trees greater than 18" dbh. Given this, 62% of the existing larger trees for the site are being preserved and protection of these remaining large trees has substantially improved.

Specific justification for the removal of these three trees is as follows. The 40" dia. hardwood is located in the center of the new building footprint and avoidance is not possible. The 30" and 36" dia. trees are each located within the vehicular circulation areas and cannot be saved while meeting parking, handicap access and circulation regulations for the site. Therefore, it would be prohibitive and an unreasonable burden to preserve these 3 trees while still satisfying these regulatory and safety requirements for the site.

Thank you for your consideration of this justification and please do not hesitate to contact me if you feel that additional justification is needed.

Sincerely,

Richard L. Brown, RLA  
(919) 653-2976

## TOWN OF CARRBORO



## NEIGHBORHOOD MEETING FORM

TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

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

OR NEAR 201 North Greensboro Street

**TO BE CALLED** CVS Pharmacy Store #3833

**AND TAX MAP REFERENCED AS** 9778-86-3699, -3704, -2648, -2555, -3587, -2724

**I, Chris Bostie, REPRESENTING Kinley-Horn and Associates, Inc.**

**SUBMIT THIS NEIGHBORHOOD MEETING FORM TO ACKNOWLEDGE THAT:**

[PLEASE CHECK THE APPROPRIATE BOX BELOW.]



**A MEETING WAS HELD WITH THE MEMBERS OF THE NEIGHBORHOOD ON**

December 15, 2010 @ 7:30 PM



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



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

THIS NEIGHBORHOOD MEETING FORM IS RESPECTFULLY SUBMITTED TO THE TOWN  
STAFF ON THIS 19<sup>th</sup> DAY OF August, 2011.

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

[Signature]

Signature

# TOWN OF CARRBORO



## NEIGHBORHOOD MEETING FORM

TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

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

OR NEAR 201 North Greensboro Street

**TO BE CALLED** CVS Pharmacy Store #3833

**AND TAX MAP REFERENCED AS** 9778-86-3699, -3704, -2648, -2555, -3587, -2724

**I, Chris Bostic, REPRESENTING Kimley-Horn and Associates, Inc.**

**SUBMIT THIS NEIGHBORHOOD MEETING FORM TO ACKNOWLEDGE THAT:**

[PLEASE CHECK THE APPROPRIATE BOX BELOW.]



**A MEETING WAS HELD WITH THE MEMBERS OF THE NEIGHBORHOOD ON**  
March 14, 2011 @ 7 PM.



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



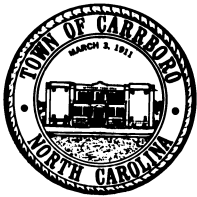
**A MEETING WAS NOT HELD WITH THE MEMBERS OF THE NEIGHBORHOOD.**

THIS NEIGHBORHOOD MEETING FORM IS RESPECTFULLY SUBMITTED TO THE TOWN  
STAFF ON THIS 11<sup>th</sup> DAY OF August, 2011.

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

Signature





# TOWN OF CARRBORO

## Planning Board

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

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

**FEBRUARY 21, 2013**

## 201 North Greensboro Street – Conditional Use Rezoning & Conditional Use Permit Application

**Seils** moved and **Hunt** seconded that the **Planning Board** recommends that the Board of Aldermen deny the rezoning request for 201 N. Greensboro Street from R-7.5, B-2 and B-1(c) with DNP Overlay to B-1(c)-CU with DNP Overlay to support the development of a two-story building and associated surface parking and site improvements.

### **VOTE:**

AYES: Adamson, Chaney, Hunt, Seils

NOES: Barton, Clinton, Foushee

ABSENT/EXCUSED: Jahre, Jaimeyfield, Poulton, Schaefer

ABSTENTIONS: None

### 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 of the Town of Carrboro finds the requested change in zoning would not advance the public health, safety, or welfare and would be inconsistent with the community's vision for creative and ample commercial development in downtown Carrboro.

1. The Downtown Neighborhood Protection Overlay District along Greensboro Street, together with the mix of residential and commercial zoning on the east side of Center Street, appropriately reflects the importance of scale and intensity to the continuing residential uses of properties on Center Street.
2. The Board of Aldermen's decision to change the zoning classification for 102 Center Street to B-2-CZ (Resolution No. 152/2007-08) signified the town's interest in treating the east side of Center Street as a transitional area between a residential neighborhood and the downtown commercial district. Small commercial space would be a more appropriate use of lots on the east side of Center Street.
3. Rezoning would be inconsistent with the following Carrboro Vision 2020 policies:
  - a) **2.1, Avoidance of Adverse Effects on Public Health and Safety**, which states: "Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas."

- b) **3.1, Nature of Development**, which states: “new commercial development must minimize negative environmental impact, it must emphasize appropriate buffers, and it must not compromise the integrity of established neighborhoods.”

Rezoning would compromise the integrity of an established neighborhood by replacing and/or surrounding parts of it with a parking lot.

Motion in support of these findings was made by **Seils** and seconded by **Hunt**.

**VOTE:**

AYES: Adamson, Chaney, Hunt, Seils

NOES: Barton, Clinton, Foushee

ABSENT/EXCUSED: Jahre, Jaimeyfield, Poulton, Schaefer

ABSTENTIONS: None

Finally, a motion was made by **Clinton** and seconded by **Foushee** to forward the following additional comments to the Board of Aldermen:

**Should the Board of Aldermen approve the requested change in zoning and conditional use permit, the Planning Board strongly recommends the following conditions:**

1. Place a condition on the permit to require that parking shall be provided at no more than 2.5 spaces per 1000 square feet of gross floor area for the retail use and no more than 1.5 spaces per 1000 square feet of gross floor area for the office use. The number of parking spaces shown on the site plan is excessive. The planning board suggests the applicant consider reduction of parking to begin with the northwest quadrant of the block. The Planning Board notes that a commercial development of similar scale at E Franklin Street and S Estes Drive in Chapel Hill provides 24 parking spaces for almost 10,000 square feet of high-volume retail space. This ratio would be closer to an appropriate approach for the ongoing development of Carrboro’s pedestrian-oriented downtown area.
2. The Planning Board concurs with staff recommendations, as follows:
  - a) That the applicant must obtain driveway permits from either NCDOT or the Town of Carrboro Public Works prior to construction plan approval.
  - b) That flexibility of the species of the street trees and the final location of the tree planting area along North Greensboro Street and West Weaver Street be finalized during the Construction Plan review process.
  - c) That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in .dxf format and shall include a base map of the whole project and all separate plan sheets. As-built .dxf files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
3. That the green space provided for within the project be available for public recreation and enjoyment in perpetuity through whatever mechanism is appropriate.

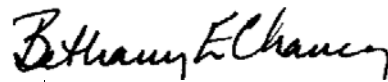
**VOTE:**

AYES: Adamson, Chaney, Hunt, Seils, Barton, Clinton, Foushee

NOES: None

ABSENT/EXCUSED: Jahre, Jaimeyfield, Poulton, Schaefer

ABSTENTIONS: None



February 21, 2013

(Chair)

(Date)



## TOWN OF CARRBORO

### TRANSPORTATION ADVISORY BOARD

### RECOMMENDATION

February 7, 2013

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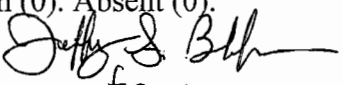
SUBJECT: 201 N. Greensboro St. rezoning

MOTION: The Transportation Advisory Board recommends that the Board of Aldermen approve the rezoning request for 201 N. Greensboro St. from R-7.5, B-1(c) and B-2 with DNP Overlay to B-1(c)-CU with DNP Overlay to support the development of a two-story building, surface parking, and site improvements.

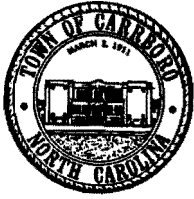
Moved: Nicopoulos

Second: Štolka

VOTE: Ayes (7): LaJeunesse, Štolka, Perry, Sieff, Haac, Nicopoulos, Kim. Nays (0). Abstain (0). Absent (0).

  
Seth for LaJeunesse  
\_\_\_\_\_  
TAB Chair

2 / 14 /13  
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**

**FEBRUARY 13, 2013**

**CUP/CONDITONAL USE DISTRICT REZONE OF 201 NORTH GREENSBORO ST.  
CVS Retail Pharmacy and Office Space**

Motion was made by David Jessee seconded by Chris Butler that the ESC recommends the proposed CUP/Conditional Use District Rezoning request for 201 N. Greensboro **be approved** by the Board of Aldermen.

**VOTE:**

**AYES: (8 )**

**ABSENT/EXCUSED: ( 0)**

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

**Associated Findings**

No members of the ESC reported any conflict of interest.

Furthermore, the ESC of the Town of Carrboro finds that the proposed rezoning and CUP **is consistent** with the Downtown Design Guidelines and Carrboro Vision 2020 policies identified by the planning staff (see attached list).

With the condition that 1) the appropriate measures/conditions be placed on the project to ensure the implementation of the office space proposed for the second story, that 2) the office space be affordable, 3) the Town work with the developer to help fill the space.

**VOTE:**

**AYES: (8 )**

**ABSENT/EXCUSED: ( 0)**

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

*Terri Turner*      *2-15-2013*  
(Chair)      (Date)

### **Conformance with Downtown Design Guidelines**

The proposed project addresses many of the goals identified in the Town of Carrboro Downtown Guidelines for Design including:

1. Promotes development of the Downtown Center by taking several underutilized vacant properties and increasing the density by providing for a two story mix of office and retail uses. This will increase the tax base for the Town in an area where dense development is desired.
2. Improves the quality of the physical environment by providing an inviting and attractive building fronting Greensboro Street that complements the existing character of the Carr Mill Mall.
3. Improves the architectural character of this area by reinforcing the architecture at the existing Carr Mill Mall.
4. Will provide for a wide variety of goods and services including convenience items, prescription drugs, a Minute Clinic, and office uses on the second floor.
5. Improves parking in the downtown area by providing surface parking adjacent to the uses and provides for an organized parking layout screened by the proposed building, existing landscaping, and new landscaping.
6. Strengthens the pedestrian character of the area by widening sidewalks on Greensboro and Weaver Street, a new sidewalk on Short Street, a safer crosswalk to Carr Mill Mall, and a sidewalk connection to Center Street.
7. Protects the existing community by screening new parking areas setback from Center Street with a 5' high brick wall and sensitive lighting.

Further improvements to the transportation network will include bike lane sharrows on Greensboro Street, right-of-way dedication to accommodate a future bike lane, street trees along Greensboro and Weaver Street, multiple bike racks on the facility, and retiming of pedestrian crossing signals in the vicinity of the project. Right-of-way has been dedicated along Weaver Street, Greensboro Street, and Short Street for additional sidewalk.

The project also maintains a significant amount of landscaping despite the dense nature of the development by saving numerous trees on the property and pushes parking to the rear of the property. Amenities such as benches and tables are provided at various locations on the project perimeter.

## **Conformance with Vision 2020 Plan**

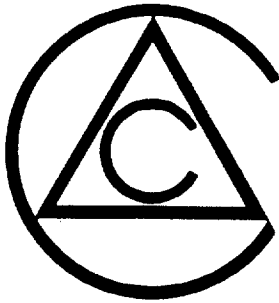
The proposed project addresses and complies with many of the policies set forth within the Vision 2020 plan. The specific policies are noted below with descriptions of how the project addresses those guidelines:

- Human Services (Section 1.33) states there should be “focus particularly on transit needs easy access and proximity to health care and integration into the greater community”. The subject project will include a CVS Pharmacy and “Minute Clinic” and possibly other medical offices that would be able to provide convenient medicine and health care to citizens who ride the transit system as there is a bus stop to the east of the intersection on Weaver Street and also just North of Short Street on Greensboro Street.
- Human Services (Section 1.35) states “the Town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly...”. The project is located such that access is easy via the transit system, locally by pedestrian access, and provides adequate parking if car travel is preferred.
- Development (Section 2.11) states “town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility...develop a process to mediate disagreements between developers and residents of existing neighborhoods”. The subject project provides wide sidewalks along both Weaver Street and Greensboro Street, and a new sidewalk along Short Street. The proposed building façade will complement that of the adjacent Carr Mill Mall while providing a significant amount of glass on all sides of the building. There will be three entrances to the building for easy access from both the parking lots and the sidewalks. Strategies to minimize storm water impact on the site include an underground cistern, bio-retention areas, and pervious pavements. The proposed traffic associated with the development will be only about 3% of the total traffic adjacent to the project site. The development provide sharrows for bicyclists on southbound Greensboro Street along with street trees. The developer of the project has also been in communication with adjacent residents via four neighborhood meetings at various points of the project, and a brick wall will be installed with dense landscaping to screen parking areas along Center Street.
- Development (Section 2.12). The proposed project is not within a sensitive area such as a watershed or wetland that would adversely affect water supplies or habitat.
- Carrboro’s Character (Section 2.41). The proposed project includes a medium rise building with good public access and will provide the goods necessary to meet citizens’ everyday needs. The project emphasizes the character of the existing Carr Mill Mall across the street by mimicking the existing building Facades while also providing glass and a building landscape trellis on Weaver Street. The proposed building also has an area dedicated as an active pedestrian space for benches and tables that will allow people to work, gather, shop, and socialize on the project site

along Weaver Street. Bike racks are also provided at other corners of the building and a bench/landscape area is also provided on Center Street.

- Carrboro's Character (Section 2.42). As mentioned above, the development will complement the building façade of the existing Carr Mill Mall, does not require widening of adjacent streets, will add street trees along Greensboro and Weaver Street, and also maintains several of the larger existing trees on the property. Walkout balconies are also provided for the 2<sup>nd</sup> floor.
- Downtown Vitality (Section 3.21). The proposed plan increases the existing square footage on the properties, accommodates additional square footage by building upward not outward, which in turn increases the density on the property. The project will also improve the downtown infrastructure by adding parking, wider sidewalks, bike lane sharrows, new lighting, and code compliant landscaping. The project also proposes to retime the traffic signals in the Greensboro Street, Main Street, and Weaver Street "triangle" to improve traffic and pedestrian circulation and relocate the cross walk across from Carr Mill Mall.
- Downtown Vitality (Section 3.22). The building will be architecturally significant as the façade will complement the Carr Mill Mall façade while providing a significant amount of glass and be more visible pulled up to the street to screen the parking.
- Downtown Vitality (Section 3.23). Office space will be provided on the 2<sup>nd</sup> floor which will be additional commercial space in the downtown area.
- Downtown Vitality (Section 3.25). Walk ability will be encouraged with wide sidewalks and new crosswalks to increase pedestrian safety. New lighting will also be provided on the project site along with active pedestrian spaces like a table and seating area along Weaver Street and a "pocket park" on Center Street.
- Economic Diversity (Section 3.61) states that the goal is a "balanced portrait of convenience". The subject project will offer both retail and office space for business owners and patrons in the downtown area.
- Economic Diversity (Section 3.63) states "the Town should encourage the development of underutilized property in the downtown area". This property is central to the downtown area and currently contains vacant buildings. Re-development will allow this property to be utilized to the extent practical and significantly improve the aesthetics too.
- Transit (Section 4.2). The development will be accessible to transit riders with two bus stops within 200' of the project site.
- Water (Section 5.22). The development will implement storm water quantity and quality controls to reduce impacts to downstream creeks, streams, pond, and lakes. Nitrogen and phosphorous pollutant export from the site will be reduced by approximately 22% and 16% respectively from the existing condition after construction. Total runoff from the site will only increase by 11%.





THURSDAY, March 7<sup>th</sup>, 2013

**Review of Rezoning and Conditional Use Permit for 201 North Greensboro Street**

The Appearance Commission voted in favor of the Rezoning and Conditional Use Permit request for 201 North Greensboro Street and had the following comments in regard to the project:

- 1.) The Appearance Commission appreciated the applicant revising the building to reflect suggestions made by the Appearance Commission.
- 2.) The Appearance Commission liked the functional 2<sup>nd</sup> story balconies. Especially the 2<sup>nd</sup> floor balcony on Weaver Street where it will cover the outdoor seating area and covered bike parking area.
- 3.) The Appearance Commission liked the final location of the dumpster and it being placed in the interior portion of the project.
- 4.) The Appearance Commission liked that the applicant provided some pervious parking spaces within the northern portion of the parking lot.

**VOTING:**

AYES: 3 (Tom Wiltberger, Emily Scarborough, Sheryl Forbis)

NOES: 0

ABSENT: (Sarah Andrews, Raymond Conrad, Kim Calandra, Eric Feld)

  
\_\_\_\_\_  
Appearance Commission Chair

2-18-13  
Date



# TOWN OF CARRBORO

## Environmental Advisory Board

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

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

THURSDAY, FEBRUARY 21, 2013

## CONDITIONAL USE REZONING AND PERMIT APPLICATION FOR CVS

Motion was made by Dustin Chicurel-Bayard and seconded by Bruce Sinclair that the EAB recommends that the following input be considered as part of the CVS application for development at the corner of North Greensboro Street and Weaver Street.

With the exception of stormwater and pedestrian access, the EAB is disappointed in the applicant's response to the EAB's previous comments. The applicant essentially ignored the majority of the EAB's previous comments. The applicant placed a heavy reliance on the "sustainable materials supplement," which is essentially the LEED checklist. Because the list is non-descript, it's of little use.

The applicant should commit to specific, enforceable conditions that can be included in any Conditional Use Permit. To do so, they would need to specify what measures they intend to implement to obtain the points they awarded themselves and agree to have those measures included in any potential permit.

Representatives at the Joint Review had little idea what they were planning to do, which suggests that they haven't figured it out with a degree of specificity that would be necessary to genuinely respond to our comments.

This being the case, the EAB submits to the Board of Aldermen the original comments made to the applicant on June 23, 2011, finding that aside from the pedestrian and stormwater sections, few of the EAB's initial concerns have been addressed.

Further, the EAB believes the applicant's proposal is not consistent with the following aspects of Carrboro Vision 2020 for the explained reasons:

3.1 - There are not appropriate buffers and the development would compromise the integrity of established neighborhoods;

5.21 - There is no non-potable internal use of harvested rainwater in the building;

5.41 - The "sustainable materials supplement" provided little information regarding the use of recycled materials and did not explain what green building techniques would be employed.

5.51 - There is a lack of commitment to energy efficiency or the use of renewable energy.

Further, the EAB finds that the mini park created by the western buffer, which may have been established for environmental or other honorable reasons, may create a safety concern for the neighbors.

### 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 development of this property.

VOTE: **AYES**: Arnsberger, Chicurel-Bayard, Sinclair, Crook

**ABSENT/EXCUSED**: None

**NOES**: None

**ABSTENTIONS**: None

for Paula C. Dill 2-22-13  
(Chair) (Date)



# TOWN OF CARRBORO

## Environmental Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

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

THURSDAY, JUNE 23, 2011

## CONDITIONAL USE PERMIT APPLICATION FOR CVS

Motion was made by Geoff Gisler and seconded by Matthew Arnsberger that the EAB recommends that the following recommendations be considered as part of the application for development at the corner of Greensboro Street and Weaver Street.

### Lot & Site Development:

- 1) Concern over traffic impacts in general.  
Recommendation to prohibit left turn onto Short St. from Greensboro St northbound, and to make pedestrian improvements on Greensboro to facilitate crossing.
- 2) Concern over 24 hour business at this location in close proximity to residential properties;  
Recommendation to create better buffer for adjacent residences. Need additional documentation of visual, light, and noise pollution control plans; consider planting, directional and LED lighting, and other measures to reduce these types of pollution.
- 3) Concern that project does not demonstrate the degree of innovation and creativity warranted for this most prominent downtown site. Recommendation to develop the site as a model of green building in industry.
- 4) Concern regarding limited pedestrian and people friendly streetscape/sidewalks.  
Recommend installing vegetated areas between sidewalk and street. Further attention should be given to pedestrian flow;
- 5) Concern about tree protection and parking lot shading. The plan does not appear to meet land use ordinance requirements.  
Recommend that: a minimum of 50% of existing tree canopy be protected; that additional documentation be provided about how specimen trees will be adequately protected; and additional details regarding landscaping plan to create shading above the minimum required in the land use ordinance. The parking lot should utilize "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)  
Permeable pavement should be included in the parking lot plans and specifications

### Resource Efficiency:

- 1) Concern that the applicant has not demonstrated commitment to resource efficiency measures. Recommend that applicant demonstrate sustainability in demolition and construction—reduced waste streams, certified materials, reclaimed materials, green roof, photovoltaics etc.
  - a) Use FSC certified wood products during construction. Use salvaged, recyclable, or rapidly renewable construction materials when available.
  - b) Commit to recycling more than 50% of demolition waste if relocation/repurposing of building(s) is not feasible;
  - c) Commit to exceeding Orange County construction waste disposal requirements;
  - d) Source materials within a 500 mile radius;
  - e) Post construction, need better demonstration of ability to minimize landfilled waste and handle and sort product waste streams. Document building design and management program to minimize store's waste. Program must include designation of interior space suitable for recycling all recyclable waste products and documentation of recyclables diverted from waste stream;
  - f) Provide the community with a prominently promoted facility for safe disposal of expired and surplus pharmaceuticals in conformance with FDA rules to prevent pharmaceuticals from entering the water supply and waste stream.

### Energy Efficiency:

- 1) Concern that the applicant has not demonstrated commitment to energy efficiency measures. Recommend that the applicant demonstrate energy performance in building requirements 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 to achieve 50% CO2 emission reduction, or LEED silver certification

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.

- 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 lighting;
- e. Use of energy efficient appliances
- f. LED or LED/Solar parking lot lighting (50-100% more efficient).
- g. Use of solar thermal
- h. Provision of onsite facilities (e.g. solar, wind, geothermal) that will provide a minimum of 5% of electricity demand associated with the project.

Water Efficiency:

- 1) Concern that the applicant has not demonstrated commitment to water use efficiency measures. Recommend that harvested rainwater be reused

Stormwater Management:

- 1) Concern that the applicant has not demonstrated commitment to stormwater management measures consistent with the Town's water protection and restoration goals and the Jordan Lake rules.  
Recommend reduction in nitrogen loading from the site by at least 8% from the existing condition, as determined by the Jordan Lake Accounting Tool. The design should consider additional LID features, e.g., permeable pavement for low volume stalls, pedestrian areas, less impervious area/more vegetated areas (e.g., planters), a green roof

Indoor Environmental Quality:

- 1) Concern over indoor air quality. Recommendation to use low emitting materials.

Appearance/Architectural:

- 1) Appreciate the applicant's efforts to design façade consistent with downtown development guidelines.
- 2) Concern that the applicant has not demonstrated commitment to other architectural features consistent with livable and green building principles.  
Recommendations: 1) Windows that can be opened should be provided on the second floor;  
2) Natural lighting/daylighting should be improved/maximized for second floor office space;  
3) The HVAC system on second floor should be designed to allow for multiple zones

Endorsement of Planning Board Comments

The EAB endorses the comments submitted by the Planning Board.

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

**ABSENT/EXCUSED:** Stidham

**NOES:**

**ABSTENTIONS:**

Associated Findings

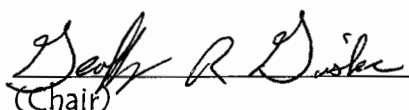
By a unanimous show of hands, the EAB membership also indicated that no members have any financial interests that would pose a conflict of interest to development of this property.

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

**ABSENT/EXCUSED:** Stidham

**NOES:**

**ABSTENTIONS:**

  
(Chair)

06/23/11  
(Date)

The traffic study investigated the impact of a two story building of approximately 24,000 square feet. The first floor would consist of a pharmacy, while the second floor is proposed to be office space. The traffic study has been reviewed by both the Carrboro staff and NCDOT. The property currently has a single family house, a dentist office, a hair salon, and a vacant office building. The study analyzed the key intersections of N. Greensboro with Short Street, Weaver Street, and Main Street along with Weaver Street at Center Street and at Main/Roberson/ Carr Mill Mall. Traffic counts were performed at these intersections of March 22, 23, and 24 of 2011. During this time frame, construction had just begun on Weaver Street; however, all travel lanes were open to traffic during the AM and PM peak hours. Orange county Schools and UNC were also in session.

These counts were compared with a count performed by staff prior to any construction and found the traffic to be comparable. Traffic for the proposed pharmacy and office building was assigned to the roadway network then added to existing traffic volumes taken in March. In addition, traffic for 4 developments that are approved but not yet constructed was included in the analysis. These approved developments were:

1. 300 East Main Street -- Located south of East Main Street east of Roberson Street. The ultimate build-out of the project consists of 108,950 S.F. of office, 40,150 S.F. of general retail, 37,100 S.F. of specialty retail, an 87,500 S.F. hotel, 38,550 S.F. of restaurant space, a 60,000 S.F. arts center/gallery, and a 15,350 S.F. nightclub.
2. Roberson Square -- Located on the southeast quadrant of the intersection of Greensboro Street. At Roberson Street the project consists of 11,000 S.F. of specialty retail, 14,000 S.F. of office, and 18 apartments.
3. East Main Street Residential -- Located north of Brewer Lane, southwest of East Main Street. The project consists of 70 condominiums.
4. The Alberta -- Located south of Roberson Street between Maple Ave and Sweet Bay Place. The project consists of 27 residential units and 6,772 S.F. of commercial.

Capacity analysis prepared for the studied intersections found all of the intersections operating at an acceptable level of service with the total traffic volumes (existing plus project plus approved development traffic)<sup>1</sup>. The study did recommend that the signalized intersections be coordinated as part of the Chapel Hill Signal System and that proper signage and paint be installed.

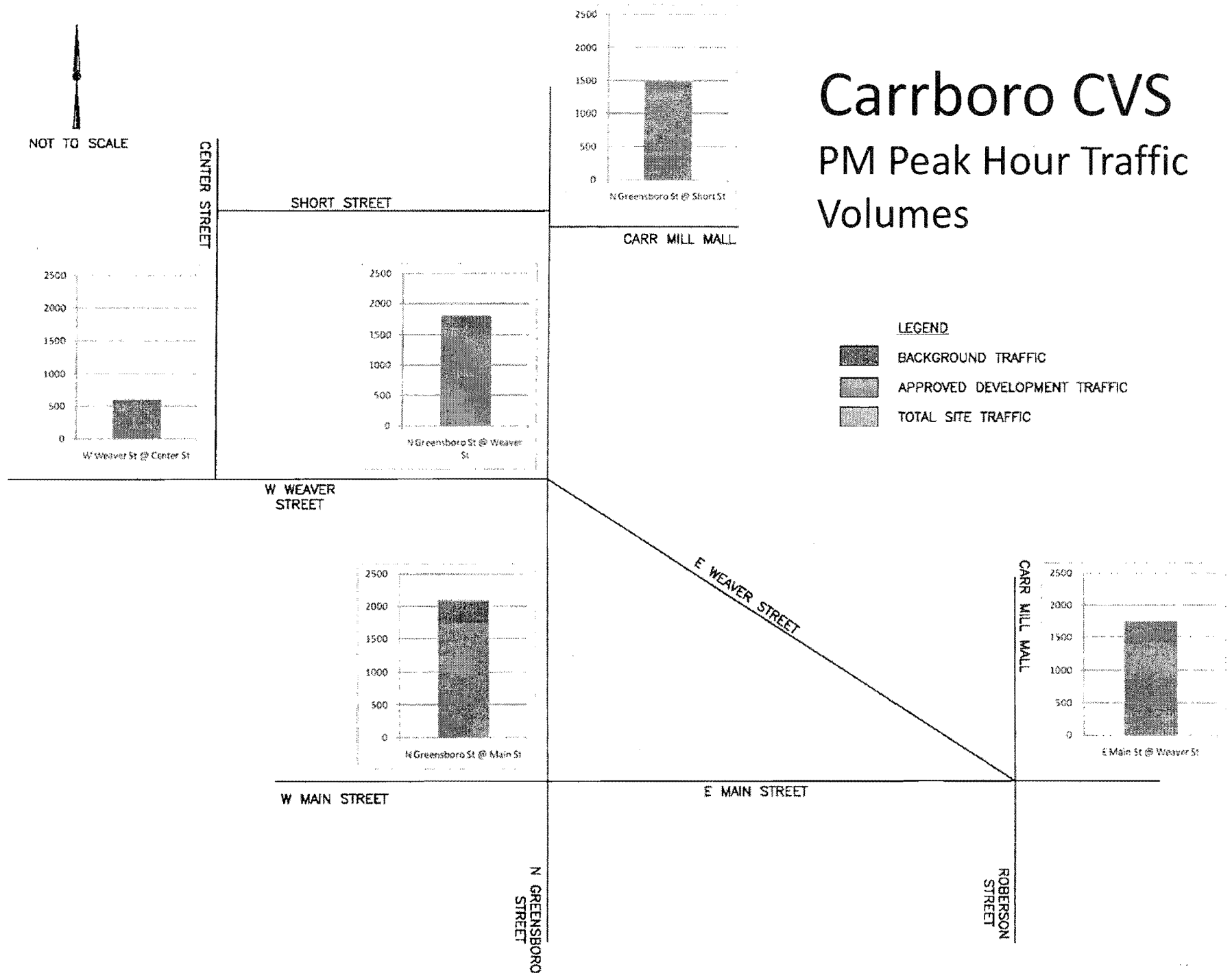
<sup>1</sup> It was found that the project traffic was no more than 3 percent of the traffic at any of the existing intersections (see attached exhibit).



# Carrboro CVS

## PM Peak Hour Traffic Volumes

- LEGEND
- BACKGROUND TRAFFIC
  - APPROVED DEVELOPMENT TRAFFIC
  - TOTAL SITE TRAFFIC





November 05, 2012



CVS #3833 – Carrboro, NC

Narrative of Design Changes:

Elevations:

- Transom windows were added over the straight metal awnings at the tenant lobby portion of the Greensboro Street façade.
- Decorative globe wall sconce lighting fixtures were reinserted per previous locations on the building elevations.
- The trellis and balcony area facing W. Weaver St. was modified. The length of the landscape trellis was reduced.
- Wall trellis removed at balcony location.
- Arched transom windows added above straight metal awnings in window bays along the corner of Greensboro Street and Short Street.
- Added mini-wall sconces on 2<sup>nd</sup> floor balcony areas.
- Changed storefront finish from clear anodized aluminum to a dark bronze in order to compliment the exposed metal color and contrast the cast stone accents.
- Changed color of umbrella awnings from dark brown to a red / rust color.

Plans:

1<sup>st</sup> Floor:

- The interior window walls along Greensboro St. and Short St. were removed to allow better pedestrian view into the retail space from the street level.

2<sup>nd</sup> Floor:

- The CVS storage area was reconfigured to accommodate 2<sup>nd</sup> floor tenant access to balconies on Greensboro and Weaver Street and to allow for a second means of egress from the CVS storage room.
- Portions of the exterior walls facing Greensboro St. and Short St. were recessed to accommodate 2<sup>nd</sup> floor balconies.
- Window locations were adjusted in plan to coordinate with the elevation changes.

Sections:

- A schematic wall section (through the balcony area facing Greensboro St.) has been provided.

LEED / Green Building Design:

- A preliminary LEED analysis has been performed on the building to determine if LEED certification is possible. The results of the assessment are including herein.

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End of List



Kimley-Horn  
and Associates, Inc.

### **Parking Reduction Justification Letter**

The applicant proposes 61 total parking spaces in conjunction with the proposed development. The code required number of parking spaces is 72. We believe that this reduction is acceptable for the following reasons:

- The urban nature of the project. The site is located at Weaver Street and Greensboro Street in the heart of downtown. The code does not differentiate between parking requirements in urban and suburban areas. The site plan and location can accommodate pedestrians, bicyclists, and transit riders in addition to vehicular traffic.
- A number of parking spaces have also been eliminated based on negotiations and dialogue with staff and neighbors throughout the review process. The reduced number of parking spaces allows for larger buffers on Center Street and additional tree save areas.

■  
333 Fayetteville Street  
Suite 600  
Raleigh, NC  
27601

■

### **Conformance with Vision 2020 Plan**

The proposed project addresses and complies with many of the policies set forth within the Vision 2020 plan. The specific policies are noted below with descriptions of how the project addresses those guidelines:

- Human Services (Section 1.33) states there should be “focus particularly on transit needs easy access and proximity to health care and integration into the greater community”. The subject project will include a CVS Pharmacy and “Minute Clinic” and possibly other medical offices that would be able to provide convenient medicine and health care to citizens who ride the transit system as there is a bus stop to the east of the intersection on Weaver Street and also just North of Short Street on Greensboro Street.
- Human Services (Section 1.35) states “the Town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly...”. The project is located such that access is easy via the transit system, locally by pedestrian access, and provides adequate parking if car travel is preferred.
- Development (Section 2.11) states “town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility...develop a process to mediate disagreements between developers and residents of existing neighborhoods”. The subject project provides wide sidewalks along both Weaver Street and Greensboro Street, and a new sidewalk along Short Street. The proposed building façade will complement that of the adjacent Carr Mill Mall while providing a significant amount of glass on all sides of the building. There will be three entrances to the building for easy access from both the parking lots and the sidewalks. Strategies to minimize storm water impact on the site include an underground cistern, bio-retention areas, and pervious pavements. The proposed traffic associated with the development will be only about 3% of the total traffic adjacent to the project site. The development provide sharrows for bicyclists on southbound Greensboro Street along with street trees. The developer of the project has also been in communication with adjacent residents via four neighborhood meetings at various points of the project, and a brick wall will be installed with dense landscaping to screen parking areas along Center Street.
- Development (Section 2.12). The proposed project is not within a sensitive area such as a watershed or wetland that would adversely affect water supplies or habitat.
- Carrboro’s Character (Section 2.41). The proposed project includes a medium rise building with good public access and will provide the goods necessary to meet citizens’ everyday needs. The project emphasizes the character of the existing Carr Mill Mall across the street by mimicking the existing building Facades while also providing glass and a building landscape trellis on Weaver Street. The proposed building also has an area dedicated as an active pedestrian space for benches and tables that will allow people to work, gather, shop, and socialize on the project site

along Weaver Street. Bike racks are also provided at other corners of the building and a bench/landscape area is also provided on Center Street.

- Carrboro's Character (Section 2.42). As mentioned above, the development will complement the building façade of the existing Carr Mill Mall, does not require widening of adjacent streets, will add street trees along Greensboro and Weaver Street, and also maintains several of the larger existing trees on the property. Walkout balconies are also provided for the 2<sup>nd</sup> floor.
- Downtown Vitality (Section 3.21). The proposed plan increases the existing square footage on the properties, accommodates additional square footage by building upward not outward, which in turn increases the density on the property. The project will also improve the downtown infrastructure by adding parking, wider sidewalks, bike lane sharrows, new lighting, and code compliant landscaping. The project also proposes to retime the traffic signals in the Greensboro Street, Main Street, and Weaver Street "triangle" to improve traffic and pedestrian circulation and relocate the cross walk across from Carr Mill Mall.
- Downtown Vitality (Section 3.22). The building will be architecturally significant as the façade will complement the Carr Mill Mall façade while providing a significant amount of glass and be more visible pulled up to the street to screen the parking.
- Downtown Vitality (Section 3.23). Office space will be provided on the 2<sup>nd</sup> floor which will be additional commercial space in the downtown area.
- Downtown Vitality (Section 3.25). Walk ability will be encouraged with wide sidewalks and new crosswalks to increase pedestrian safety. New lighting will also be provided on the project site along with active pedestrian spaces like a table and seating area along Weaver Street and a "pocket park" on Center Street.
- Economic Diversity (Section 3.61) states that the goal is a "balanced portrait of convenience". The subject project will offer both retail and office space for business owners and patrons in the downtown area.
- Economic Diversity (Section 3.63) states "the Town should encourage the development of underutilized property in the downtown area". This property is central to the downtown area and currently contains vacant buildings. Re-development will allow this property to be utilized to the extent practical and significantly improve the aesthetics too.
- Transit (Section 4.2). The development will be accessible to transit riders with two bus stops within 200' of the project site.
- Water (Section 5.22). The development will implement storm water quantity and quality controls to reduce impacts to downstream creeks, streams, pond, and lakes. Nitrogen and phosphorous pollutant export from the site will be reduced by approximately 22% and 16% respectively from the existing condition after construction. Total runoff from the site will only increase by 11%.

### **Conformance with Comprehensive Bicycle Plan**

The proposed development will provide for bike parking along Weaver Street adjacent to the outdoor seating area, at the intersection of Weaver and Greensboro Street, and at the Northwest and Northeast corners of the building. This will accommodate bicyclists utilizing the new bike lane constructed as part of the Weaver Street Reconstruction project. Right-of-way has been dedicated to allow for a future bike lane along southbound Greensboro Street with Sharrows being installed at this time per the bike plan.

### **Conformance with Downtown Traffic Circulation Study**

The project will be providing the following pedestrian amenities recommended in the Downtown Traffic Circulation Study:

- ADA compliant wheelchair ramps at the site driveways on Weaver Street and Short Street as well as at the intersection of Weaver Street & N Greensboro Street
- ADA wheelchair ramps at Center Street
- Crosswalks will be provided across the site driveways on Weaver Street and Short Street
- Replacing and widening the sidewalk along N Greensboro Street and part of Weaver Street
- Adding sidewalk on Short Street
- Street trees along Greensboro Street and a portion of Weaver Street.

CVS will also be providing the following bicycle improvements:

- Bicycle sharrows on southbound N Greensboro Street along the property frontage

In addition, the project proposes to retime the signals at the intersections of N Greensboro Street & Weaver Street, N Greensboro Street & Main Street, and N Main Street at Weaver Street/Robeson Street to enhance pedestrian and vehicle movements.

### **Conformance with New Vision Document**

The development complies with the New Vision document by providing a multi-story building with architectural accents adjacent to Greensboro Street that also incorporates a significant amount of glass. The design also includes a brick façade that is compatible with the character of the adjacent buildings at the Carr Mill Mall. The building fronts a sidewalk and parking and services are located to the rear of the development. The project also has a mixed use component comprising both retail and office uses. Sidewalks also comply with the vision as 10' wide sidewalks are provided along Greensboro and Weaver Street. Sharrow bike lane markings on Greensboro Street and bike racks along the perimeter of the building along with easy access to transit stops also complies with the New Vision.

The development also seeks to address the map on page 20 of the Downtown Carrboro New Vision. The Vision map denotes buildings pulled up to the street with parking screened in the interior of the site. The building proposed with this development fronts both Greensboro Street and Weaver Street as suggested in the Vision document. It should also be noted that the required driveway entrance locations along Weaver Street and Short Street in tandem with restricted access on Greensboro Street further inform the placement of the proposed building. The proposed parking is located behind the building mass as suggested and is effectively screened by the proposed structure. Moreover, this design allows for future flexibility to accommodate additional density and does not preclude potential infill of future building structures (in conjunction with a structured or shared parking component) along the Weaver, Short, and Center Street frontages while maintaining the proposed building at the intersection of Weaver and Greensboro Street. The proposed plan limits the current vertical improvements in the vicinity of the Center and Short Street to provide a transition to the adjacent residences.

Street trees and street furnishings (bicycle racks, tree grates, seating, litter receptacles, lighting) are proposed along Greensboro and portions of the Weaver Street frontages as recommended by the New Vision plan. Although a roundabout is graphically depicted in the Vision, a more pedestrian friendly proposed plan maintains a traditional intersection reinforcing the urban grid and encourages walk-ability through safer pedestrian facilities. The plan does not widen the street. By contrast it maintains shorter and safer pedestrian crossing routes than a widened intersection or roundabout. Additionally, signalization improvements will also be applied to the intersection. The traditional intersection allows for the mature trees around the periphery of the Weaver and Greensboro Street intersection to be saved as a roundabout design would require a larger footprint to construct than the current intersection.

### **Conformance with Downtown Design Guidelines**

The proposed project addresses many of the goals identified in the Town of Carrboro Downtown Guidelines for Design including:

1. Promotes development of the Downtown Center by taking several underutilized vacant properties and increasing the density by providing for a two story mix of office and retail uses. This will increase the tax base for the Town in an area where dense development is desired.
2. Improves the quality of the physical environment by providing an inviting and attractive building fronting Greensboro Street that complements the existing character of the Carr Mill Mall.
3. Improves the architectural character of this area by reinforcing the architecture at the existing Carr Mill Mall.
4. Will provide for a wide variety of goods and services including convenience items, prescription drugs, a Minute Clinic, and office uses on the second floor.
5. Improves parking in the downtown area by providing surface parking adjacent to the uses and provides for an organized parking layout screened by the proposed building, existing landscaping, and new landscaping.
6. Strengthens the pedestrian character of the area by widening sidewalks on Greensboro and Weaver Street, a new sidewalk on Short Street, a safer crosswalk to Carr Mill Mall, and a sidewalk connection to Center Street.
7. Protects the existing community by screening new parking areas setback from Center Street with a 5' high brick wall and sensitive lighting.

Further improvements to the transportation network will include bike lane sharrows on Greensboro Street, right-of-way dedication to accommodate a future bike lane, street trees along Greensboro and Weaver Street, multiple bike racks on the facility, and retiming of pedestrian crossing signals in the vicinity of the project. Right-of-way has been dedicated along Weaver Street, Greensboro Street, and Short Street for additional sidewalk.

The project also maintains a significant amount of landscaping despite the dense nature of the development by saving numerous trees on the property and pushes parking to the rear of the property. Amenities such as benches and tables are provided at various locations on the project perimeter.



## LEED 2009 for Retail: New Construction and Major Renovations

CVS #3833 - Carrboro, NC

## Project Checklist

## 12 2 Sustainable Sites Possible Points: 26

Y	P	N	Prereq		
1			Credit 1	Construction Activity Pollution Prevention	1
5			Credit 2	Site Selection	5
	X		Credit 3	Development Density and Community Connectivity	1
3			Credit 4	Brownfield Redevelopment	1 to 10
	X		Credit 5	Alternative Transportation	1
	X		Credit 5.1	Site Development—Protect or Restore Habitat	1
	X		Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Nonroof	1 to 2
1			Credit 7.2	Heat Island Effect—Roof	1
1			Credit 8	Light Pollution Reduction	2

## 2 2 Water Efficiency Possible Points: 10

Y	P	N	Prereq		
2			Credit 1	Water Use Reduction—20% Reduction	2 to 4
	X		Credit 2	Water Efficient Landscaping	2
2			Credit 3	Innovative Wastewater Technologies	2 to 4

## 12 4 Energy and Atmosphere Possible Points: 35

Y	P	N	Prereq		
7			Prereq 1	Fundamental Commissioning of Building Energy Systems	1 to 19
4			Prereq 2	Minimum Energy Performance	1 to 7
	X		Prereq 3	Fundamental Refrigerant Management	2
2			Credit 1	Optimize Energy Performance	2
	X		Credit 2	On-Site Renewable Energy	3
3			Credit 3	Enhanced Commissioning	2
	X		Credit 4	Enhanced Refrigerant Management	3
	X		Credit 5	Measurement and Verification	2
	X		Credit 6	Green Power	

## 3 1 Materials and Resources Possible Points: 14

Y	P	N	Prereq		
	X		Credit 1.1	Storage and Collection of Recyclables	1 to 3
	X		Credit 1.2	Building Reuse—Maintain Existing Walls, Floors, and Roof	1
1			Credit 2	Building Reuse—Maintain Interior Nonstructural Elements	1 to 2
	X		Credit 3	Construction Waste Management	1 to 2
	X		Credit 4	Materials Reuse	1 to 2

## Materials and Resources, Continued

Y	P	N	Prereq		
1			Credit 4	Recycled Content	1 to 2
1			Credit 5	Regional Materials	1 to 2
	X		Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

## 9 6 Indoor Environmental Quality Possible Points: 15

Y	P	N	Prereq		
1			Prereq 1	Minimum Indoor Air Quality Performance	1
1			Prereq 2	Environmental Tobacco Smoke (ETS) Control	1
	X		Credit 1	Outdoor Air Delivery Monitoring	1
1			Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
4			Credit 4	Low-Emitting Materials	1 to 5
1			Credit 5	Indoor Chemical and Pollutant Source Control	1
2			Credit 6	Controllability of Systems—Lighting and Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
1			Credit 7.2	Thermal Comfort—Employee Verification	1
1			Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

## 1 Innovation and Design Process Possible Points: 6

Y	P	N	Prereq		
	X		Credit 1.1	Innovation in Design: Specific Title	1
	X		Credit 1.2	Innovation in Design: Specific Title	1
	X		Credit 1.3	Innovation in Design: Specific Title	1
	X		Credit 1.4	Innovation in Design: Specific Title	1
	X		Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

## 2 Regional Priority Credits Possible Points: 4

Y	P	N	Prereq		
1			Credit 1.1	SS c4.1	1
1			Credit 1.2	IEQ c7.1	1
	X		Credit 1.3	Regional Priority: Specific Credit	1
	X		Credit 1.4	Regional Priority: Specific Credit	1

## 41 15 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80+ points



Letters from the Public – Include items Received by 12:00 noon on 2/22/13 – If additional letters are received before the Public Hearing, they will be available for inspection at the Town Clerk's Office.

To: Carrboro Board of Alderman

From: Catherine F. Smith and John B. Smith, owners and residents living within 1000 feet of proposed CVS drugstore

February 13, 2013

We write to express our concerns about the proposed relocated 24-hour/7 day CVS drugstore. We have seen the developer's current (February 2013) site plan. Except for minor modifications, the revised plan does not adequately address objections that we and others have expressed throughout the proposal's review. The proposers have not seriously engaged the public's concerns. Consequently, we ask the Aldermen to vote no on the proposal.

An expanded CVS does not add value to the community. The proposed expansion adds only shelf space for products easily found elsewhere. It does not significantly add to prescription services (a health benefit) available at the present store on N. Greensboro Street.

A CVS drugstore at the proposed site devalues an important location. As a major community crossroads, the site should be used with respect for Carrboro's integrity and the intent to meet actual needs. Carrboro does not need a larger CVS at that location. The site is better used for other purposes, either commercial or civic.

We understand the demand for growth and we support appropriate development at the proposed site. We own two properties and reside nearby. For more than 25 years, we have lived on Evans Court a block away from a fringe commercial (B2) zone on Weaver Street. Our letter to the Planning Board (attached) gives details of our experience there and states related requests to zone the entire proposed CVS site B2 with restricted access. **Particularly, for public safety and welfare, no access from Weaver Street should be allowed.**

The CVS proposal is not in Carrboro's best interests. We ask the Board to reject the proposal.

To the Planning Board, Transportation Advisory Board, Appearance Commission, and Economic Sustainability Commission

From: Catherine F. Smith and John B. Smith, owners and residents living within 1000 feet of properties requesting rezoning

February 13, 2013

We object to rezoning these properties as B1C (town center business). We request consideration of zoning all the properties as B2 (fringe commercial) with additional permit restriction to limit access, for these reasons.

**1) The site is not suited for town center business (B1C). It is suited for fringe commercial business (B2).** The site occupies a highly visible and frequently used Carrboro crossroad. It fronts on two residential streets (Short and Center), one business street (Weaver), and one major transportation artery (N. Greensboro St). Conditions on site now include varying types and levels of vehicular and pedestrian traffic, light and noise 24/7, and hazards to public safety. We know those circumstances firsthand. We own two properties approximately 300 feet (on Oak Avenue) and 400 feet (on Evans Court) from the site proposed for rezoning. Since 1987 we have lived on Evans Court. Daily and nightly, we experience the effects of nearby businesses on Weaver Street. However, because we support beneficial development that maintains the town's character, we accept these consequences of living near a transitional business zone. In our judgment, when Carrboro's integrity, economy, safety and welfare are considered together, B2 zoning best fits the six properties included in the rezoning request.

**2) Weaver Street side should not be used for access.** The current site plan calls for a central corridor road accessed from Weaver Street in the first block west of N. Greensboro Street. We strongly object to this new opening. We believe that it will endanger pedestrians, add to current vehicular traffic congestion, and interfere with trade. Our conviction comes from more than 25 years of living a block away from Weaver Street. In the blocks nearest us (the first two blocks on Weaver west from N. Greensboro to Oak Avenue) are a restaurant, health care facility, bank, thrift shop, and auto repair shop. In the next block are a multi-use business center, a plumbing company, others. Commercial vehicles and customers entering and exiting business driveways on two-lane Weaver Street create normal heavy use. Large delivery trucks or solid waste pickup trucks will make the situation much more difficult. (We regularly see the effects of large trucks delivering to Weaver Street Market. Then, all traffic is halted or impeded on nearby streets including Weaver.) Sidewalk safety for pedestrians, bicycles, baby strollers, and wheelchairs is another important concern. Carrboro encourages walking. Many people walk or wheel along Weaver Street between the Carr Mill Mall and other businesses to the west including the Farmers Market. The proposed CVS access road introduces hazards.

March 25, 2012

Mark Chilton, Mayor  
Members, Board of Aldermen  
Town of Carrboro  
301 W. Main St  
Carrboro, NC 27510

Dear Mayor Chilton and Aldermen:

From my perspective as a local business owner, the proposed CVS store on North Greensboro Street should be approved. Over the past 30 years I have planned, developed and built 5 commercial buildings in Carrboro. Currently I own and manage the office and retail buildings at 205 W. Main St., 205 Lloyd St., and 209 Lloyd St. These buildings now have approximately 50 office-based and retail tenants that employ approximately 200 people.

As a local, on-site property manager dealing with a continuing stream of new and established businesses, I can readily appreciate the qualities of Carrboro that appeal to business owners and their employees. My tenants want to be in Carrboro for several good reasons. They like being near the center of a downtown that offers so many amenities, all within walking distance. In addition to our well-regarded restaurants and entertainment venues, they value being able to shop for their groceries, buy plants and gardening supplies, shop for clothing, bicycles, lumber and running shoes, and not least, fill prescriptions and meet other drug store needs. If possible, they would prefer to do all these things in their own downtown neighborhood rather than drive to a shopping mall located some miles away. I know that you realize even more than I do, the advantages to Carrboro of having a vital and diversified, but still compact and walkable downtown business district.

I strongly believe the proposed CVS project on Greensboro Street would further the aim of maintaining a healthy downtown business economy. Having attended a couple of the neighborhood meetings in the past 3 months, I know that some residents, as well as non-residents, have raised objections on various grounds. Some are opposed to the perceived adverse effects on neighboring homes. Some are fearful that an out-of state corporation such as CVS might not respect some of the unique values held by the community. Others have been publicly opposed to any type of commercial development on the property in question, and would prefer that it be assigned to a communal use, such as gardening.

While some of the concerns, particularly of the residents actually living in the neighborhood, surely merit attention, I do not believe these concerns should necessarily be viewed as insoluble problems. In listening to the architect's presentations so far and hearing the questions and comments of the audience, I came away with the impression that the developers are trying very hard to come up with a project that is both protective of the environment and visually attractive, at least to a majority of people. I understand that they initially proposed a two-story building larger than might be needed merely to operate a retail drugstore because they were trying to follow existing policies for downtown development. I understand that these policies encourage multistory buildings on main streets. The expanded size of the building and its requirement for expanded parking had the undesirable effect of impinging on the residential qualities of the Center Street neighborhood. A one story building serving the drugstore alone might mitigate some of these effects. I understand the developers are now in the process of responding to suggestions by the Town staff and citizens by looking at alternatives to their original site plans. Various commentators in the meetings have expressed differing opinions as to whether the building should appear to "blend in" with the appearance of Carr Mill or have a more modern

"21st century" appearance. To me the original look of the building seems appropriate for the area, but I realize that no one design can please everybody.

A more basic question is whether a drugstore on this site ought to be approved at all. I believe that it should be because it is needed and because it would promote a stronger downtown business environment. I would expect the new drug store and pharmacy would offer improvements in services and merchandise compared to the old store at the existing site. If Harris Teeter were able to expand into the space vacated by CVS, Carrboro could also wind up with a larger, more attractive supermarket that would probably be one of the best in the area. In terms of tax revenues benefiting the Town of Carrboro, I would predict that both property and sales tax revenues would increase significantly. I hope that the Finance Department is in the process of estimating the potential effects of the project on the Town's fiscal situation.

Looking at the alternative to approval, I wonder what might happen if the project is finally rejected and CVS decides to give up. For at least the next few years the fate of the contested site would probably remain in limbo. The property already purchased by CVS might well sit idle and deteriorate further. Some of it has already been fenced in to prevent further vandalism or unauthorized "occupancy." If the status quo persists, I believe it will surely be detrimental to the downtown business environment. One could speculate that CVS might eventually decide to look for a more hospitable site to build a new store--if not in downtown Carrboro, perhaps in some outlying mall. I imagine there would be few, if any, other developers with the financial means and the incentive to step in, purchase the property from CVS and build something else on the site that would be uniformly acclaimed by the neighbors, the Carrboro business community and the town government. To me it appears that both the immediate neighborhood and the downtown area would then have diminished prospects for economic development and improvement.

As one who is personally concerned with the quality of the business environment in Carrboro, I strongly encourage you to give thoughtful consideration to this project and not reject it out of hand because of the actions of a vocal minority. If further modifications are needed they should certainly be made, but in the end I hope Carrboro will find a way to support a home for a good drugstore on North Greensboro Street.

Sincerely,



David Ontjes, Manager  
Ontjes Properties, LLC

cc. Mr. David Andrews, Town Manager

*Martin Rouse, Development Review Administrator*

## Catherine Wilson

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**From:** Randee Haven-O'Donnell <havenod@gmail.com>  
**Sent:** Friday, February 22, 2013 8:13 AM  
**To:** Catherine Wilson  
**Subject:** Fwd: CUP Application for Claremont South  
**Attachments:** Concerns CUP Amendment for Claremont South

----- Forwarded message -----

**From:** **lianec** <[lianec@gmail.com](mailto:lianec@gmail.com)>  
**Date:** Thu, Feb 21, 2013 at 9:53 PM  
**Subject:** CUP Application for Claremont South  
**To:** [michelleforcarrboro@gmail.com](mailto:michelleforcarrboro@gmail.com), [MayorChilton@gmail.com](mailto:MayorChilton@gmail.com), [jgist@townofcarrboro.org](mailto:jgist@townofcarrboro.org),  
[llavelle@townofcarrboro.org](mailto:llavelle@townofcarrboro.org), [sammy\\_slade@hotmail.com](mailto:sammy_slade@hotmail.com), [havenod@gmail.com](mailto:havenod@gmail.com)  
**Cc:** [ajeroloman@nc.rr.com](mailto:ajeroloman@nc.rr.com)

Dear Aldermen,

I am a homeowner off Homestead Road and a citizen of Carrboro.

I am extremely concerned about the proposed changes to the CUP application for Claremont South for multiple reasons.

### 1) TRAFFIC

I am very worried that a 700-student school with no busing system and no public transportation will cause extremely high traffic volume on Homestead Road during the two busiest times of day.

- An average car length is just over 16 feet. Assuming each car waiting in line to drop off children has just 5 feet in front of it (21 ft in total) and out of 700 students there are 500 cars dropping kids off on any given day. There will be a 2 mile line up of cars dropping children off for the charter school alone within the 20 minute time frame before school starts (assuming it is similar to the public schools). That does not include the school employees or any other additional traffic from the 100+ apartments and 54 homes in that neighborhood. Providing a long enough kiss-and-go lane to handle this kind of traffic seems impossible given the location. We will then have parents rushing to get their children to school on time and stopping on the side of Homestead Road causing yet another dangerous situation for motorists and pedestrians.
- This traffic and back up will be dangerous for children biking and walking to our public schools and the many cyclists who use Homestead Road on a daily basis.
- It will slow down the numerous public school buses that traverse this route during these hours (4 buses come to our neighborhood and would pass the charter school 16 times a day), as well as the morning commuters.

- In addition we have numerous new teenage drivers on Homestead during these high traffic times everyday.
- There is school traffic on all sides of this area (Eubanks, Homestead, Old 86 and Rogers Road) and adding more to it will only encourage drivers to cut through neighborhoods and endanger more children trying to get to school. We already experience backed up traffic on Homestead Road before and after schools since there are so many cars and buses using this section of road for the numerous public schools surrounding this area.
- I am also concerned about the fire engines access from the Carrboro fire station just a few blocks down on Homestead Road. With the increased traffic and the narrow road where it crosses over Bolin Creek, the engines may have a difficult time getting through in the case of an emergency (say at a school).

I noticed someone doing a traffic survey right across the street from the proposed charter school a couple months ago but unfortunately it was on a weekday when the public schools had the day off, so they definitely did not get an accurate picture of what Homestead Road is like on a normal school day.

## 2) FOR-PROFIT CHARTER SCHOOL

I moved to the Chapel Hill Carrboro area specifically so my three children can attend the public schools here since they are the best in the state. The for-profit charter school will take funds from our public schools so they will no longer be able to support many programs that are helping to close the achievement gap. The school board and the NAACP have both opposed the charter school in this area as it undermines the programs they are working hard to put in place. I want my tax money to fund these ventures in our public schools and not a for-profit charter school.

The redistricting issue is being addressed by our public school system and does not need the charter school to help with this. In fact if large pockets of people in the area were to decide to attend the charter school (because they were upset with the redistricting) the new Northside school could fail since they would no longer have the intended socio-economic diversity the school board had intended when doing the redistricting.

There are several problems with the Lee Charter school itself. The school has listed only one classroom teacher per grade and a few scattered assistants. That means that there will be one teacher expected to teach a classroom of varying abilities (especially if they continue to focus on the underprivileged). That would not benefit the teacher or any of their students. Since they are a charter school and have management fees they won't be able to pay their teachers as high of a salary as CHCCS and the Lee Scholar teachers don't have tenure so teacher turnover will be high.

## 3) LAND USE

In addition to these concerns, there is the problem of the land in our eco-friendly community. The school grounds are going to be extremely close to Bolin Creek which could be harmed. On a normal evening we see at least 20+ deer in the field in addition to numerous other wildlife that will be displaced. If the charter school fails, as many of their charter schools have done, then we will be left with a vacant two-story cement building right in the middle of a neighborhood.

I love living in this area, however this school is NOT in the best interest of our town and the citizens of Carrboro. We are using our tax dollars in the best possible way to improve the education of our

## Catherine Wilson

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**From:** celia49@nc.rr.com  
**Sent:** Thursday, February 21, 2013 3:07 PM  
**To:** Bethany Chaney, Carrboro Planning Bd; Damon Seils, Carrboro Planning Bd; Heather Hunt, Carrboro Planning Bd; Susan Poulton, Planning Board; Richard Jaimeyfield; Adam Schaefer, Planning Board; Braxton Foushee; David Clinton, Planning Board; Jessica Jahre, Planning Board; Matthew Barton, Planning Board  
**Cc:** Randee Haven ODonnell; Catherine Wilson  
**Subject:** Rezoning of 201 N. Greensboro Street

To the Chair and Members of the Carrboro Planning Board,

I strongly urge you to advise the Board of Aldermen to NOT support the request for rezoning of 201 N. Greensboro Street to B-1(c)-CU.

Enabling a dynamic, large business to locate in the area encompassed by the rezoning request would intrude into the Center Street neighborhood and ultimately erode one of the most historically significant neighborhoods in Carrboro.

There is a significant area that is already zoned B-1(c) that would accommodate the kinds of business(es) and building(s) that are appropriate for downtown Carrboro. There are several developments already approved for downtown but not yet begun. Before we force a change to those parcels at 201 N. Greensboro St. that are not designated for downtown development, let us grow in the downtown- designated areas and make the most of those opportunities. When downtown is completely developed then, as a community, let's assess where we should expand instead of expanding in response to one business opportunity.

It's imperative that we transition from dense commercial areas into our residential neighborhoods in a way that preserves their character and protects the homeowners' safety and well-being. Retaining the current B-2 Fringe Commercial zoning along Center Street provides a reasonable transition area.

The effort to rezone this property has been underway for over two years. The community has spoken out time and time again in meetings with developers and in communications with town leaders to express opposition to bringing downtown development onto Center Street by rezoning the properties on Center Street to the B-1(c)-CU.

Citizens are not allowed to present long briefings to the Planning Board or Board of Aldermen like developers are. Our hands are tied with a three-minute one-way presentation to try to express our concerns and reasons for opposition. We are not allowed to ask questions; you do not ask questions of us. As a result, the burden falls on citizens to spend inordinate amounts of time trying to make ourselves heard. We are concerned with how Carrboro is going to grow, and we are concerned for the well-being of our neighbors and neighborhoods.

Please recommend to the Board of Aldermen that they do NOT support the rezoning of 201 N. Greensboro Street.

Sincerely,

Celia Pierce



## Catherine Wilson

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**From:** Lydia Lavelle  
**Sent:** Thursday, February 21, 2013 11:01 AM  
**To:** 'Ti Harmony'  
**Cc:** Catherine Wilson  
**Subject:** RE: rezoning of 201 N Greensboro St

Good morning:

Thank you for your e-mail. I am forwarding this to our Town Clerk, Catherine Wilson, so that it is part of the public record and available when the public hearing is held.

Lydia Lavelle

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**From:** Ti Harmony [<mailto:harmonygarden@earthlink.net>]  
**Sent:** Wednesday, February 20, 2013 10:43 PM  
**To:** Lydia Lavelle  
**Subject:** rezoning of 201 N Greensboro St

Hi Lydia Lavelle, thank you so much for your service. I have had my business in Carrboro for many years now and our family lives in Chapel Hill about 100 yds. across the border from Carrboro. Most of our time outside the house is spent in and around downtown Carrboro.

My family and I are VERY against the proposed rezoning of 200 N Greensboro St AND the rest of the properties on that block for the giant CVS. Though I understand that the current downtown Carrboro CVS store does A LOT of business and is a benefit to our community and they need to expand, we are very against their proposals since, as you know, it would so negatively impact the special community ambience and feel of downtown Carrboro, not to mention the negative impact of increased traffic in an already busy area.

Please vote against this proposed rezoning. Thank you very much.

In peace. Ti

<http://home.earthlink.net/~harmonygarden/index.html>

<http://www.LovingKindnessYogaSchool.com/>

"Give, give, give and give. Be ready to serve in all ways, even by your thoughts. Let's send out good thoughts and vibrations into the world. It costs you nothing. A smile isn't going to cost you anything. Smile at everybody, think good of everyone and speak well of everybody." -Sri Swami Satchidananda

And did you know I offer a yoga teacher training and advanced yoga studies course. The next one starts in September 2013. Check out <http://lovingkindnessyogaschool.com/ytt/> for more info.

## Catherine Wilson

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**From:** Lydia Lavelle  
**Sent:** Thursday, February 21, 2013 11:00 AM  
**To:** 'Blake Tedder'  
**Cc:** Catherine Wilson  
**Subject:** RE: 201 NGreensboro St. Rezoning

Mr. Tedder:

Thank you for your e-mail. I am forwarding this to our Town Clerk, Catherine Wilson, so that it is part of the public record and available when the public hearing is held.

Lydia Lavelle

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**From:** Blake Tedder [<mailto:oceanswow@gmail.com>]  
**Sent:** Wednesday, February 20, 2013 6:43 PM  
**To:** zzDept. Mail - Town Clerk; [michelleforcarrboro@gmail.com](mailto:michelleforcarrboro@gmail.com); Jacquelyn Gist; Lydia Lavelle; [sammy\\_slade@hotmail.com](mailto:sammy_slade@hotmail.com); [havenod@gmail.com](mailto:havenod@gmail.com); [MayorChilton@gmail.com](mailto:MayorChilton@gmail.com)  
**Subject:** 201 NGreensboro St. Rezoning

Beloved Aldermen,

I will be unable to attend the meeting on Tuesday, so I'll put forth my voice here and now.

Please do what you can to save the corner of Greensboro St from a CVS. The traffic at that light and on the corner of Main and Greensboro is absolutely atrocious between 4:30 and 6:00 or so. The big CVS store will increase this traffic immensely and then we will have to eventually widen the road, destroy more trees and enude even more of our town.

CVS should spend their energy fixing their existing stores which I hear is their highest grossing. I know the town can't demand that but it seems completely reasonable. Rezoning 8 plots simply because they have put up a lot of money and promise something in return for the town (I assume) is not reasonable.

That corner will lead to others. It's such a quiet and pleasant neighborhood. Let's get something that is more useful to our community in that spot, or at least let's try. Once they build the type of building that they inevitably build (just a huge cinderblock box--the plans look slightly nicer than this), the building becomes almost unusable by average businesses because nothing but giant chains can use that sort of space.

I implore you to do the best you can at preventing the rezoning of all these lots. I am not against businesses going in, but taking out all those beautiful trees and congesting that intersection more could be a tragedy that we regret as a community.

I appreciate your service to our community. I don't need a reply--I know you are busy.

Blake

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.blake tedder.

## Catherine Wilson

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**From:** Lydia Lavelle  
**Sent:** Thursday, February 21, 2013 11:00 AM  
**To:** Catherine Wilson  
**Subject:** FW: Please do NOT allow rezoning for CVS

I think Michelle sent this to you, but just wanted to be sure. Lydia

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**From:** Lydia Lavelle  
**Sent:** Thursday, February 21, 2013 10:58 AM  
**To:** 'Molly Mullin'  
**Subject:** RE: Please do NOT allow rezoning for CVS

Ms. Mullin:

Thank you for your e-mail. I am forwarding this to our Town Clerk, Catherine Wilson, so that it is part of the public record and available when the public hearing is held.

Lydia Lavelle

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**From:** Molly Mullin [<mailto:mollykmullin@gmail.com>]  
**Sent:** Wednesday, February 20, 2013 3:02 PM  
**To:** [MayorChilton@gmail.com](mailto:MayorChilton@gmail.com)  
**Cc:** zzDept. Mail - Town Clerk; [gist@townofcarrboro.org](mailto:gist@townofcarrboro.org); [michelleforcarrboro@gmail.com](mailto:michelleforcarrboro@gmail.com); Lydia Lavelle; [sammy\\_slade@hotmail.com](mailto:sammy_slade@hotmail.com); [havenod@gmail.com](mailto:havenod@gmail.com)  
**Subject:** Please do NOT allow rezoning for CVS

Dear Sir,

As a longtime resident of 1104 N. Greensboro Street; Carrboro, NC, I would be utterly dismayed to see the character of beautiful Carrboro be damaged by the building of a CVS. Carrboro allows for a unique small-town experience, and with such beautiful historic mill houses that are over 100 years old at stake, I humbly request that you stay strong on your current zoning permissions, and not allow CVS to build a large 24,000 sq. ft building and parking lot at 201 N. Greensboro St.

The history and future of beautiful Carrboro rests on these decisions. Keep your integrity and the integrity of this town intact and stand strong against CVS and other future large-scale building development in Carrboro.

Sincerely,

Molly Mullin

## Catherine Wilson

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**From:** Lydia Lavelle  
**Sent:** Thursday, February 21, 2013 10:59 AM  
**To:** Catherine Wilson  
**Subject:** FW: comment about 201 N. Greensboro St. Rezoning

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**From:** Lydia Lavelle  
**Sent:** Thursday, February 21, 2013 10:57 AM  
**To:** 'Anne Froment'  
**Subject:** RE: comment about 201 N. Greensboro St. Rezoning

Good morning:

Thank you for your e-mail. I am forwarding this to our Town Clerk, Catherine Wilson, so that it is part of the public record and available when the public hearing is held.

Lydia Lavelle

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**From:** Anne Froment [[mailto:anne\\_froment@hotmail.com](mailto:anne_froment@hotmail.com)]  
**Sent:** Tuesday, February 19, 2013 6:53 PM  
**To:** [mayorchilton@gmail.com](mailto:mayorchilton@gmail.com)  
**Cc:** Jacquelyn Gist; [michelleforcarrboro@gmail.com](mailto:michelleforcarrboro@gmail.com); Lydia Lavelle; [sammy\\_slade@hotmail.com](mailto:sammy_slade@hotmail.com); [havenod@gmail.com](mailto:havenod@gmail.com); [nclerk@ci.carrboro.nc.us](mailto:nclerk@ci.carrboro.nc.us)  
**Subject:** comment about 201 N. Greensboro St. Rezoning

We have reviewed the new plans and have not seen a change to address our preoccupations as to the result of the rezoning: the traffic on Weaver street will be increased with an entry/exit on that street, making Weaver street less pedestrian and bike friendly on the part between N. Greensboro and Main street. The intersection will also get more congested and messy.

And we are worried of the increased night noise due to a 24hour store at close range.

Smaller daytime businesses in the existing commercial areas would be more in line with the spirit of Carrboro.

Thank you,

Anne & Olivier

OLAF: Olivier Lardinois, Laura Luna, Anne Froment 104 Lindsay Street Carrboro, North Carolina 27510 (919) 942 8953

## Catherine Wilson

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**From:** Lydia Lavelle  
**Sent:** Thursday, February 21, 2013 10:59 AM  
**To:** 'Matt Burawski'  
**Cc:** Catherine Wilson  
**Subject:** RE: 201 N. Greensboro St. Rezoning

Mr. Burawski:

Thank you for your e-mail. I am forwarding this to our Town Clerk, Catherine Wilson, so that it is part of the public record and available when the public hearing is held.

Lydia Lavelle

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

From: [advancedsemiotics@gmail.com](mailto:advancedsemiotics@gmail.com) [<mailto:advancedsemiotics@gmail.com>] On Behalf Of Matt Burawski  
Sent: Wednesday, February 20, 2013 4:06 PM  
To: [MayorChilton@gmail.com](mailto:MayorChilton@gmail.com); Jacquelyn Gist; [michelleforcarrboro@gmail.com](mailto:michelleforcarrboro@gmail.com); Lydia Lavelle;  
[sammy\\_slade@hotmail.com](mailto:sammy_slade@hotmail.com); [havenod@gmail.com](mailto:havenod@gmail.com)  
Cc: zzDept. Mail - Town Clerk  
Subject: 201 N. Greensboro St. Rezoning

Hi all, and thank you for your service.

As a citizen of Carrboro, I wanted to add to the discussion about the rezoning of 201 N. Greensboro and surrounding properties by urging that you do not proceed with the rezoning requested by the developer.

Aside from my strong personal and political sentiments circling this issue, I would like to offer these points as salient to this issue:

-The developer did not work in good faith to meet the suggestions of the advisory boards and has had ample time to do so. This reveals an underlying incompatibility with the wishes of our community as expressed through many explicit, solvable issues.

-The Carrboro 2020 Vision document was designed, it seems to me, as a way to hold ourselves accountable. This development would contradict that document on multiple accounts - especially in regards to its insensitivity to surrounding historical neighborhoods.

-Carrboro seems poised to continue in its nurturing of a character-enhancing small business community. The replication of a massive corporate chain in the very heart of our community would irreparably shift this emphasis away from this natural plural growth that previous civic decisions have seemed to be in favor of. It would damage the "main street" feel that makes one want to patronize the existing businesses in town.

-Though I do not know if you are permitted to take this into consideration, the absurdity of CVS destabilizing a neighborhood and an entire downtown in order to marginally expand its inventory and move across a street is painful and I desperately hope, preventable.  
This is in the wake of multiple corporate abuse findings on the part of CVS, which is something we'd be inviting deeper into our community.

-From my understanding, the developer knew about the current zoning situation during the purchase. We are not acting unfairly if we do not change it into something that it was not at the time of that sale.

-The effect on traffic is hard to quantify, but we know it will not be positive. While there are balanced ways to handle growth and traffic, this 24-hour site at this location will not provide one of those.

In so much as a personal appeal is permissible here, I will add that I am one of the people who believes that Carrboro is one of the best towns on the planet. To be this way, its history must have been included similarly difficult choices. We walk through the legacy of those choices every day. I feel certain that the choice that would best shape a future Carrboro would be for our downtown to continue to be, even through inevitable and sometimes welcome change, the place that I want to walk, bike, and enjoy every day, instead of yet another community shaped around the homogenizing gravity of an international corporation's greed.

Thank you for your time!

Resident and small business owner,  
Matt Burawski

## Catherine Wilson

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**From:** Lydia Lavelle  
**Sent:** Thursday, February 21, 2013 10:57 AM  
**To:** Catherine Wilson  
**Subject:** FW: Regarding the rezoning of 100 Center St, 104 Center St, 103 Short St, 101 Short St, 203 N Greensboro and 201 N Greensboro St.

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**From:** Lydia Lavelle  
**Sent:** Thursday, February 21, 2013 10:56 AM  
**To:** 'Chris Frank'  
**Subject:** RE: Regarding the rezoning of 100 Center St, 104 Center St, 103 Short St, 101 Short St, 203 N Greensboro and 201 N Greensboro St.

Chris:

Thank you for your e-mail. I am forwarding this to our Town Clerk, Catherine Wilson, so that it is part of the public record and available when the public hearing is held.

Lydia Lavelle

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**From:** Chris Frank [<mailto:christopherjfrank@gmail.com>]  
**Sent:** Tuesday, February 19, 2013 2:34 PM  
**To:** Mark Chilton; Jacquelyn Gist; [michelleforcarrboro@gmail.com](mailto:michelleforcarrboro@gmail.com); Lydia Lavelle; [sammy\\_slade@hotmail.com](mailto:sammy_slade@hotmail.com); [havenod@gmail.com](mailto:havenod@gmail.com); zzDept. Mail - Town Clerk  
**Subject:** Regarding the rezoning of 100 Center St, 104 Center St, 103 Short St, 101 Short St, 203 N Greensboro and 201 N Greensboro St.

Dear Carrboro Board of Aldermen,

I would like to thank all of you for the care you are taking considering the rezoning of these 6 properties. As a long-time resident of downtown Carrboro, and a homeowner just a block away from these parcels, I am very much interested in helping you make a decision that is in the best interest of all concerned. Town policy and zoning has protected historic neighborhoods like ours for over 40 years, and I passionately hope you will continue to do that by denying this request.

First, I am "pro-development" for the downtown area. I took offence when Debra Seaton practically threatened the board to approve the project, accusing you of being anti-business. Taking into consideration the ongoing development at 300 W Main, and the previous approval of the Roberson Square and the Alberta developments (not your fault they have not yet moved ahead), you have shown willingness to approve the kind of development that would benefit the community. This also points out the undeniable fact that there is plenty of room for commercial development on downtown properties WITHOUT rezoning and expanding commercial development into sensitive, historic neighborhoods like ours.

I have read Draft Resolution No. 8712012-13 and am particularly amused by the petitioner's attempt to conform with the "Vision 2020 Plan". For example:

1. They quote the plan that states there should be "focus particularly on transit needs easy access and proximity to health care and integration into the greater community". I believe they have already achieved that in their current location.
2. They tout the location to have easy access via the transit system, etc., another specious argument.
3. Their proposed improvements relating to "Downtown Vitality" such as re-timing the traffic signals, moving the crosswalk on Greensboro St, and widening the sidewalks, can all be achieved irrespective of this project, without rezoning.
4. Regarding the Vision Plan's desire for Economic Diversity: Moving the CVS across the street would in no way increase our community's economic diversity. Adding a few office spaces in their plan does not turn it into a "mixed use" development. It is more appropriate and consistent with the Vision Plan to keep the Fringe Commercial and residential zonings as they are and encourage LOCAL businesses to develop there.

They have shown no compelling benefits to the community, unless you consider "diversity" to mean a wider selection of ibuprofen. It would benefit Revco and their stockholders, period.

I don't need to tell you that what we have there now is an eyesore. Revco could have made an effort to utilize the property while they pursued their project, or allow the community to do so- they could have leveled the property and allowed it to become a greenspace or temporary park- but they chose another route. They are on record stating that one of their goals was to block Walgreens, which they have done, and their pockets are deep (I've been told that a certain house owner on the block was offered ONE MILLION dollars to sell to them!!!). I imagine they are content to wait until we are all sick of looking at the fence, hoping that a future BOA will finally give in. This is not a reason to rezone.

Lastly, I have not seen ANY community support for the rezoning, I have not talked to a single individual who is in favor of it. I did hear one person say "Anything is better than what is there now.", but that is also not a reason to grant a rezoning request. The only chance we have of getting a desirable, community-minded development to occur there starts with voting NO to this rezoning request.

Thank you again for your service to our community,

Chris Frank  
101 Evans Ct  
Carrboro, NC 27510

PS You might want to take a quick look at any stock/mutual fund holdings you may have, and make sure you don't own any Revco- you certainly would not like to be accused of conflict of interest...



## Catherine Wilson

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**From:** Lydia Lavelle  
**Sent:** Thursday, February 21, 2013 10:54 AM  
**To:** 'tejisa@gmail.com'  
**Cc:** Catherine Wilson  
**Subject:** FW: Oppose Rezoning for CVS

Ms. Jisa:

Thank you for your e-mail. I am forwarding this to our Town Clerk, Catherine Wilson, so that it is part of the public record and available when the public hearing is held.

Lydia Lavelle

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

**From:** Tanya Jisa [<mailto:tejisa@gmail.com>]  
**Sent:** Sunday, February 17, 2013 8:53 AM  
**To:** Lydia Lavelle  
**Subject:** Re: Oppose Rezoning for CVS

Lydia,

As we approach another hearing concerning the proposed CVS in downtown Carrboro, I would like to reiterate my opposition to this development will negatively impact the public health, safety and welfare of our community. CVS is not concerned with the well-being of Carrboro nor our citizens and is not a corporation that has proven to be a good neighbor in other communities. I remain very concerned about the light, noise and air pollution, as well as the increased car traffic which will endanger pedestrians and bikes - my two main modes of transportation.

Such a development at the center of Carrboro and in the historic mill district would severely change the character and charm of our town. It would take us further away from what I believe a community such as ours strives to be: citizen-centric, socially-minded, and truly sustainable.

Once again, I urge you to please protect the character, integrity, and livability of Carrboro by opposing the rezoning request by CVS. Thank you for the opportunity to share my thoughts on this important matter.

Tanya Jisa  
173 Viburnum Way  
Carrboro, NC 27510  
(919) 969-6656  
[tejisa@gmail.com](mailto:tejisa@gmail.com)

On Mon, Mar 12, 2012 at 9:52 AM, Tanya Jisa <[tejisa@gmail.com](mailto:tejisa@gmail.com)> wrote:

> Alderperson Lavelle,

>

> I am contacting you about the proposed CVS at the corner of Weaver

> Street and Greensboro in downtown Carrboro. I am particularly

> concerned about the increased light, noise, and air pollution for  
> residential neighbors in the Old Mill House District from this 24 hour  
> business, increased traffic and congestion in downtown Carrboro which  
> will likely result in increased safety hazards for pedestrians and  
> bicyclists. I strongly believe this is the wrong place for such a  
> high volume 24 hour establishment such as CVS. Current zoning for  
> this area of town allows for a more creative mixed use development and  
> appropriately protects the safety, health and welfare of the  
> residential neighbors and citizens of Carrboro.  
>  
> I urge you to please protect the character, integrity, and livability  
> of Carrboro by opposing the rezoning request by CVS. Thank you for  
> the opportunity to share my thoughts with you on this important matter  
> for the residents of Carrboro.  
>  
> Tanya Jisa  
> 173 Viburnum Way  
> Carrboro, NC 27510  
> (919) 969-6656  
> [tejisa@gmail.com](mailto:tejisa@gmail.com)

## Catherine Wilson

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**From:** Randee Haven-O'Donnell <havenod@gmail.com>  
**Sent:** Wednesday, February 20, 2013 5:49 PM  
**To:** Catherine Wilson  
**Subject:** Fwd: CVS proposed project

----- Forwarded message -----

**From:** **janet whitesides** <[janetwhitesides@gmail.com](mailto:janetwhitesides@gmail.com)>  
**Date:** Sat, Feb 9, 2013 at 11:01 AM  
**Subject:** CVS proposed project  
**To:** [MayorChilton@gmail.com](mailto:MayorChilton@gmail.com), [jgist@townofcarrboro.org](mailto:jgist@townofcarrboro.org), [michelleforcarrboro@gmail.com](mailto:michelleforcarrboro@gmail.com),  
[llavelle@townofcarrboro.org](mailto:llavelle@townofcarrboro.org), [sammy\\_slade@hotmail.com](mailto:sammy_slade@hotmail.com), [havenod@gmail.com](mailto:havenod@gmail.com)

Dear Mr. Mayor, and Honorable Aldermen and women,

We live at 107 Center St, Carrboro. We are opposed to the proposed CVS project because of the potential for increased noise pollution due to the removal of trash from the new facility and the increase in traffic from large trucks unloading stock on a regular basis, possibly early in the morning. We are also concerned about increased light pollution due to the facility scheduled to be open on a 24 hr basis. We also think there is potential for increased surface temperatures for the area due to the need to pave areas now covered in vegetation. We don't have any data to support any of this, but hope these concerns will be considered in your decision to proceed with the project.

We do support the project's potential to provide some low paying service and temporary construction jobs to some people in the community who may need them and the improvement of the now derelict and unsightly property.

Sincerely and thank you,

Janet Whitesides & Aylee Whitesides  
107 Center St  
[919-357-7532](tel:919-357-7532)

## Catherine Wilson

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**From:** Lydia Lavelle  
**Sent:** Thursday, February 14, 2013 3:37 PM  
**To:** 'Russ Wiener'  
**Cc:** Catherine Wilson  
**Subject:** RE: Please do not allow new development plan for Claremont

Mr. Wiener:

Thank you for your e-mail. I am forwarding this to our Town Clerk, Catherine Wilson, so that it is part of the public record and available when the public hearing is held.

Lydia Lavelle

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**From:** Russ Wiener [<mailto:ttplayer52@gmail.com>]  
**Sent:** Tuesday, January 29, 2013 11:43 AM  
**To:** MayorChilton@gmail.com; Jacquelyn Gist; michelleforcarrboro@gmail.com; Lydia Lavelle; sammy\_slade@hotmail.com; havenod@gmail.com  
**Cc:** bbabcock@nc.rr.com; chen.fu-lin@epa.gov; debaycock@nc.rr.com; jliebe@nc.rr.com; property@fentonenterprises.com; lisa bobst; dr.krasnov; msfenton@usa.net; Nan Babcock; pkrasnov; pwkosorok@hotmail.com; sevangelista@deloitte.com; rgardner@wlu.edu; susan; tomellen@bellsouth.net; Vickie Mendes  
**Subject:** Please do not allow new development plan for Claremont

Dear Sirs:

Four years ago when we had the last major discussions over the Zinn's development plans for Claremont it was almost impossible to make any changes to their plans. At that time the Wexford HOAs and other neighborhood groups were requesting was not to connect Claremont to Wexford directly to prevent a dramatic increase in traffic through residential areas. Fortunately this change was agreed to. Now it appears there is a new developer (Ballentine Associates) involved who wants to make drastic changes to the plans that were approved for residential housing back several years ago. These new plans include a charter school for 700 students as well as other commercial space and high density residential (apartments). I do not understand the purpose of putting a charter school so close to the High School, three elementary schools and 2 middle schools. What is the purpose of this charter? As a resident of Wexford I am not anxious to have a lot of new development along the Homestead Road corridor. Homestead Road is inadequate to handle a large increase in traffic that a school and commercial development would bring. If this plan is approved, will you require the developer to fund the replacement of the bridge over Bolin Creek and the widening of Homestead Road from Martin Luther King Jr. Blvd to Old NC 86 or will the Town cover this expense? Currently, Homestead Road backs up every morning and evening at High School Road due to parents picking up their children from the High School and two other schools. Where do you plan to have parents wait to pick up their children from the Lee Charter School? I do not see plans for a parking lot for several hundred cars. Without planning to turn Homestead into a major thoroughfare future high density and commercial development should not be considered.

Thank you for your consideration.

Russ Wiener

## Catherine Wilson

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**From:** Lydia Lavelle  
**Sent:** Thursday, February 14, 2013 3:34 PM  
**To:** 'Mindy Morton'  
**Cc:** Catherine Wilson  
**Subject:** RE: land use in Claremont phase 2

Ms. Morton:

Thank you for your e-mail. I am forwarding this to our Town Clerk, Catherine Wilson, so that it is part of the public record and available when the public hearing is held.

Lydia Lavelle

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**From:** Mindy Morton [mailto:mortons04@nc.rr.com]  
**Sent:** Thursday, January 31, 2013 7:04 PM  
**To:** MayorChilton@gmail.com; Jacquelyn Gist; michelleforcarrboro@gmail.com; Lydia Lavelle; sammy\_slade@hotmail.com; havenod@gmail.com  
**Subject:** land use in Claremont phase 2

Hello Board of Aldermen.

I am writing with concerns regarding the charter school proposed for Homestead Rd. I live in Claremont and am also an elementary school teacher in the district. I have concerns on both levels.

As far as the impact it will have on Claremont, I think the school will cause traffic congestion both before and after school. There are already 3 schools using this stretch of Homestead Road during school beginning and school drop-off times. The charter school has listed their start time as being after the public elementary schools' start time. However, the flow is steady from 6:50-9:30 due to a high school and middle school in the near vicinity. There isn't public bus service at this end of Homestead, so the students (eventually around 700) will each need a ride to and from school. That is a lot of cars and buses fighting for the same space at the same time each day.

There is also the concern of the land use. The school grounds are getting closer to Bolin Creek than originally thought. The wildlife around the creek as well as the creek itself could be damaged or harmed. The esthetic value of the land will be ruined. A large concrete building and blacktops will not only look badly it will ruin the look of this entire nature area of Carrboro. If this NHA school fails, as many others have done, then we are left with a large cement building filling our landscape with little purpose. It is a major concern of residents in this area. Since the school doesn't seem necessary to us, we are worried that a failed school would leave behind an empty building that could be used for something even less desirable.

The school itself is my biggest concern, however. I know the state approved this particular charter school with the condition that it remain in Chapel Hill- Carrboro. The reason behind that decision isn't public knowledge. The schools are overcrowded in our school system, but that overcrowding issue is being addressed by the current redistricting. The achievement gap between the students is shrinking due to the programs being put in place and the interventionists that are being hired by the district. New programs are being put in place each year. Our new superintendent is trying very hard to change the culture of the school system to better it in many areas. The school board and the NAACP have both opposed the charter school in this area as it undermines the programs we are working hard to put in place. When the CHCCS loses funds, these new programs and additional specialists will no longer be viable. The tax money that our constituents pay is funding these ventures. Those funds will then go to the charter school's management company

instead. I would much rather my tax dollars be given to a literacy coach or intervention specialist than a management company in Michigan.

The Lee Scholar school aims at helping each individual student. That may be possible when their enrollment numbers are low, but if they grow to the size that they are projecting, who is going to give them that individual attention? The school has listed their "to be hired" staff. There is one teacher per grade level and a few assistants scattered around the school. There is no literacy coach and a special education teacher is only hired if the numbers warrant. That means one teacher for entire classroom of kids and abilities and no support. If the school continues its focus on the underprivileged students and the achievement gap, then we have gifted students and students with disabilities all under one teacher's care. That is very difficult. Individualized instruction won't be occurring as often as you'd hope.

Because the teachers hired would be employees of the school board and of NHA, what kind of staff will they hire? They will probably be paying a salary less than other CHCCS teachers receive since they have to pay management fees to NHA and won't be able to offer the city tax stipend that the CHCCS system can offer. The Lee Scholar teachers have no tenure, so they can be let go at any time. This might be reassuring to the parents if they have concerns about a poorly run class, but it will not entice teachers to want to give up their better paying job to work there. If they hire all new teachers straight from college looking for experience, they might have teachers that are willing to adapt to their particular culture, but those teachers will also more than likely to have to take a second or third job to make ends meet. It is hard to find someone that is willing to put in the extra hours and not get paid for them. It is even more unlikely to find that person in a school that doesn't guarantee their staff's continued employment.

The Lee School states that the students will take 3 nationally accredited tests per year to determine students' growth. Smith Middle School has tried something similar this year. The MAPS testing program is a popular one that is used similarly in many private schools. People evaluating the tests this year have found that in our community of over achieving students, the tests don't tell you much. Many Chapel Hill students are already above the curve. The only thing the tests can help with are assessing students below grade level and their yearly growth. It will also help the students become expert test takers. There is however more to life than tests. The school's job should be to prepare the kids for a successful life in any form that it will take. Getting into certain programs and colleges isn't the end goal. The curriculum needs to be taught to mastery level so it can help students throughout their life. The idea of teaching to a test every few months is frightening. Testing students for individual growth is understandable. Testing students to guarantee their ability to look good for other preparatory schools seems ridiculous.

I have no doubt that the Lee family that is trying so hard to establish this school has good intentions. However, this particular school style is not needed in CHCCS. We are using our tax dollars in the best ways possible to improve the education of our community. This building is not needed in an eco-friendly community like Carrboro either. Please reject the land use request for the purpose of this charter school. It isn't in anyone's best interest other than the for-profit management company, NHA, and the builders hoping to profit from the land sale. Please do what is best for the entire Carrboro community.

Sincerely,  
Mindy Morton

## Catherine Wilson

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**From:** Lydia Lavelle  
**Sent:** Thursday, February 14, 2013 3:34 PM  
**To:** 'Chris Johnston'  
**Cc:** Catherine Wilson  
**Subject:** RE: Claremont South, Lee Charter School, and traffic

Good afternoon:

Thank you for your e-mail. I am forwarding this to our Town Clerk, Catherine Wilson, so that it is part of the public record and available when the public hearing is held.

Lydia Lavelle

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**From:** Chris Johnston [<mailto:chrisj@pobox.com>]  
**Sent:** Friday, February 01, 2013 11:13 AM  
**To:** Mark Chilton; Jacquelyn Gist; Michelle Johnson; Lydia Lavelle; Sammy Slade; Randee Haven-O'Donnell  
**Subject:** Claremont South, Lee Charter School, and traffic

Dear Mayor Chilton and Carrboro Board of Alderman,

I'm a Carrboro resident (in Wexford) writing this brief note to express my concern and opposition to the current development plans for the area on Homestead Rd., typically referred to as Claremont South -- the proposed development across from Claremont.

There are a number of issues with this development, including a lack of environmental impact study, a frequently changing plan without sufficient time for community review, and the skirting of the town's affordable housing and road connectivity rules. However, the primary concern I'd like to bring to your attention is the dangerous traffic that will result from the proposed charter school in the development.

As currently planned, the school will serve approximately 750 new students, but will provide no bus service to bring students to the school. This means an additional 750 cars every morning and afternoon on a road that already suffers from significant traffic due to the proximity of Chapel Hill High School (entrance a half mile away) and Seawell Elementary and Smith Middle Schools (a mile away). In addition to the traffic caused on Homestead Rd., it will likely increase through-traffic in surrounding neighborhoods, as commuters seek alternative routes.

Further, while the speed limit on this stretch of Homestead Rd is 45 miles and hour, the average speed of most drivers is closer to 55, often much faster. As you know, Homestead Rd. is curvy and hilly, and the combination of road conditions, driver speed, and a high-traffic site like a bus-free school invites accidents of a tragic nature.

Before approving this development, I urge the Board to conduct the proper studies: traffic density and speed, environmental impact, and community impact.

Many thanks for your service and understanding.

## Catherine Wilson

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**From:** Lydia Lavelle  
**Sent:** Thursday, February 14, 2013 3:28 PM  
**To:** 'manjulawatson@yahoo.com'  
**Cc:** MayorChilton@gmail.com; Jacquelyn Gist; sammy\_slade@hotmail.com; michelleforcarrboro@gmail.com; havenod@gmail.com; Catherine Wilson; David Andrews  
**Subject:** FW: CUP amendment application for Claremont South  
**Attachments:** BOA letter.docx

Good afternoon:

Thank you for your e-mail. I am forwarding this to our Town Clerk, Catherine Wilson, so that it is part of the public record and available when the public hearing is held.

Lydia Lavelle

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**From:** Manjula Watson [<mailto:manjulawatson@yahoo.com>]  
**Sent:** Wednesday, February 13, 2013 3:21 PM  
**To:** [michelleforcarrboro@gmail.com](mailto:michelleforcarrboro@gmail.com); [MayorChilton@gmail.com](mailto:MayorChilton@gmail.com); Jacquelyn Gist; Lydia Lavelle; [sammy\\_slade@hotmail.com](mailto:sammy_slade@hotmail.com); [havenod@gmail.com](mailto:havenod@gmail.com)  
**Cc:** [ajeroloman@nc.rr.com](mailto:ajeroloman@nc.rr.com)  
**Subject:** CUP amendment application for Claremont South

I am writing as a citizen of Carrboro, living off Homestead Road.

I am concerned about the changes to the CUP application for Claremont South on safety reasons with relation to the increased pedestrian and vehicular traffic.

As it stands the current CUP has 92 single family homes and the anticipated traffic from this (assuming 2 cars per household) is around 400 daily trips. However the new proposal is projecting 1100 trips (just for the school) and add to that the 100 plus apartments and 54 homes, we are talking a 3-4 fold increase. The developer & architect claim this road can handle this density of traffic. I am sure it can, but not concentrated into 2 small windows everyday.

The school is slated to start at 7.45am (current CHCCS elementary start time) and close at 3.15pm (current CHCSS middle school dismissal time). The school is being sited right by these CHCCS schools and is hoping to have its students all arrive and leave at the busiest time currently on Homestead Road. The congestion from 700 students all being driven by car to school will impact the current public school buses that travel up and down Homestead at this time. The increased traffic and congestion will additionally deter the current students who walk and bike to the public schools and further impact the morning commute for the current Carrboro residents.

Another concern I have is in relation to the congestion at drop off and pick up is in regard to the fire station on Homestead. During these busy times I am not sure that a fire truck would be able to drive around the traffic especially at the bridge where the road narrows.



The architects claim they have addressed these problems by having a very long “kiss and go” lane through the school car park to pull traffic off Homestead. However I would urge the BOA to visit Morris Grove School at drop off times. This school provides bussing but the congestion produced by the few parents dropping off is considerable. Now consider this when all 700 plus students will arrive by car. Morris Grove has a half mile “kiss and go” lane which pulls traffic off Eubanks Road but the drop off line still backs up onto this road.

Other concerns regarding the increased traffic congestion are:

- Drivers trying to get to work may divert through current connected neighborhoods to avoid the snarl up at the entrance to the school, at a time when many kids are walking and biking to school
- The road is used by many cyclists for recreational as well as a mode to travel to work. How will this increased and potentially dangerous volume of traffic impact these citizens?
- All roads out from the neighborhoods in this quadrant of Carrboro have to deal with school traffic either on Eubanks, Homestead or Old 86. Adding another school to this is not a sensible option. Adding a business which has different traffic flow would be more beneficial to the town.
- When parents are late they do not behave rationally and may use short cuts (parking or dropping off in nearby neighborhoods or in dangerous places like the side of the road) and adding to pedestrian traffic at the busiest times. This already happens at our public schools when parents are late.

I love living in Carrboro and the life style it offers my family and I. It is one of the reasons we live where we do. I hope you can see that adding a school, to a block that already houses three other schools, may not be in the best interest of the town and its citizens.

Thanks for your consideration

Manjula Watson

## Catherine Wilson

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**From:** Lydia Lavelle  
**Sent:** Thursday, February 14, 2013 12:53 PM  
**To:** 'SMITHCATH@ecu.edu'  
**Cc:** Catherine Wilson; Mark Chilton; Jacquelyn Gist; 'Randee Haven-O'Donnell'; Michelle Johnson (michelleforcarrboro@gmail.com); Sammy Slade (sammy\_slade@hotmail.com); David Andrews  
**Subject:** FW: 2 letters re CVS proposal  
**Attachments:** To the Carrboro Board of Aldermen.docx; To the Planning Board and Transportation Advisory Board.docx

Ms. Smith:

Thank you for your e-mail. I am forwarding this to our Town Clerk, Catherine Wilson, so that it is part of the public record and available at the public hearing.

Lydia Lavelle

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**From:** Smith, Catherine [<mailto:SMITHCATH@ecu.edu>]  
**Sent:** Thursday, February 14, 2013 9:34 AM  
**To:** [sammy\\_slade@hotmail.com](mailto:sammy_slade@hotmail.com); [jgist@townofcarrboro.org](mailto:jgist@townofcarrboro.org); [lydia@lydialavelle.com](mailto:lydia@lydialavelle.com); [mayorchilton@gmail.com](mailto:mayorchilton@gmail.com); [michelleforcarrboro@gmail.com](mailto:michelleforcarrboro@gmail.com); [havenod@gmail.com](mailto:havenod@gmail.com)  
**Cc:** Smith, Catherine; [jbs@cs.unc.edu](mailto:jbs@cs.unc.edu); [jthomas@townofcarrboro.org](mailto:jthomas@townofcarrboro.org)  
**Subject:** 2 letters re CVS proposal

Dear Carrboro Board of Aldermen,

Please see the attached letters (to the Aldermen and to the Planning Board) stating our concerns regarding the proposed CVS drugstore. Our letters state our reasons and evidence.

We ask you to vote 'no' on the project.

Please feel free to ask if you have questions or want more information.

Thank you,  
Catherine and John Smith  
100 Evans Court  
Carrboro NC 27510  
919-967-2001

cc: Catherine Smith, John Smith, James Thomas

To: Carrboro Board of Alderman

From: Catherine F. Smith and John B. Smith, owners and residents living within 1000 feet of proposed CVS drugstore

February 13, 2013

We write to express our concerns about the proposed relocated 24-hour/7 day CVS drugstore. We have seen the developer's current (February 2013) site plan. Except for minor modifications, the revised plan does not adequately address objections that we and others have expressed throughout the proposal's review. The proposers have not seriously engaged the public's concerns. Consequently, we ask the Aldermen to vote no on the proposal.

An expanded CVS does not add value to the community. The proposed expansion adds only shelf space for products easily found elsewhere. It does not significantly add to prescription services (a health benefit) available at the present store on N. Greensboro Street.

A CVS drugstore at the proposed site devalues an important location. As a major community crossroads, the site should be used with respect for Carrboro's integrity and the intent to meet actual needs. Carrboro does not need a larger CVS at that location. The site is better used for other purposes, either commercial or civic.

We understand the demand for growth and we support appropriate development at the proposed site. We own two properties and reside nearby. For more than 25 years, we have lived on Evans Court a block away from a fringe commercial (B2) zone on Weaver Street. Our letter to the Planning Board (attached) gives details of our experience there and states related requests to zone the entire proposed CVS site B2 with restricted access. **Particularly, for public safety and welfare, no access from Weaver Street should be allowed.**

The CVS proposal is not in Carrboro's best interests. We ask the Board to reject the proposal.

## Catherine Wilson

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**From:** Lydia Lavelle  
**Sent:** Thursday, February 14, 2013 12:51 PM  
**To:** 'michele.rivest@gmail.com'  
**Cc:** Catherine Wilson; Mark Chilton; Jacquelyn Gist; Sammy Slade (sammy\_slade@hotmail.com); 'Randee Haven-O'Donnell'; Michelle Johnson (michelleforcarrboro@gmail.com); David Andrews  
**Subject:** FW: Proposed CVS Development  
**Attachments:** Letter to Alderman.pdf

Ms. Rivest:

Thank you for your e-mail. I am forwarding this to our Town Clerk, Catherine Wilson, so that it is part of the public record and available at the public hearing.

Lydia Lavelle

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**From:** Michele Rivest [<mailto:michele.rivest@gmail.com>]  
**Sent:** Monday, February 11, 2013 8:39 PM  
**To:** [sammy\\_slade@hotmail.com](mailto:sammy_slade@hotmail.com); Jackie Gist; Lydia Lavelle; Mark Chilton; Michelle Johnson; Randee Haven-O'Donnell  
**Subject:** Proposed CVS Development

Dear Carrboro Board of Alderman,

We are writing to you about our concerns for the proposed CVS Development at the Greensboro and Weaver Street intersections. We urge you to vote against this project, and have attached a detailed letter explaining our concerns.

Please let us know if you have any questions.

Thank you for your consideration.

Sincerely yours,

Michele Rivest and John Alderson  
100 Oak Ave  
Carrboro, NC 27510

February 11, 2013

Dear Carrboro Board of Alderman,

We are writing to you to express our concerns regarding the proposed 24-hour CVS drugstore on the corner of Greensboro and Weaver Streets. We have had the opportunity to review the plans as presented by the CVS Developers numerous times over the past two years, and most recently on Feb. 7, 2013 at the Carrboro Planning Advisory Board meeting. Despite our many requests for improvements that would enhance the public safety, health and welfare of the town, the CVS developers are proposing basically the same plan they originally submitted. Their plan will have a negative impact on neighborhoods, local businesses, and citizens who frequent the downtown area, and all residents who live in the downtown area.

We want to emphasize from the beginning that we are not an anti-development. We would support the right type of development for this corner of our town, but the proposed CVS is not right for this location. One of the options which CVS presented and then chose not to pursue was a plan for developing only the Greensboro Street side of the block. That is one option we could have supported. We could also support a business or multi-use purpose that did not include a 24/7 operation model. The neighborhoods downtown need some relief from the problems that this type of model will present.

The CVS developer stated that they are pursuing a new development on the Greensboro/Weaver Street/Center Street/Short Street block because they want to expand their current CVS operation currently located next to Harris Teeter. According to the developer the Harris Teeter CVS location is the highest traffic volume CVS in the state and operates 24 hours per day, seven days a week. Relocating the CVS to the downtown corner would provide the opportunity to serve more customers, generating more traffic, and noise and light pollution. The pharmacy itself only operates until 11:00 pm. After that, it really functions like a convenience store and will sell beer and wine also.

We are opposed to this proposal which would be adjacent to the historic downtown neighborhoods for the following reasons:

- 1) Traffic volume and congestion increase at an already dangerous intersection of downtown.** It is impossible to imagine how the amount of traffic increase through the downtown area on both Greensboro and Weaver Streets could be successfully managed given the current configurations of the downtown area. The CVS traffic study shows an increase of 235 cars per day which will only add to the current congestion, and pedestrian and bicycle safety issues.
- 2) Traffic increase into the surrounding neighborhoods on Center Street, Weaver Street, and Oak Avenue.** The developer is proposing entry from Short Street from Greensboro Street and also from Weaver Street which will only increase traffic into the surrounding neighborhoods as those traveling by automobiles attempt to avoid this intersection. Center Street and Oak Ave already 'serve' as cut-through streets as documented in previous town-conducted traffic studies. Increased traffic volume and congestion at this intersection will severely impact the surrounding neighborhoods.

**3) Pedestrian safety:** The CVS proposal includes delivery truck entry from Weaver Street and Greensboro Street. These are both streets with heavy pedestrian and bicycle activity as people walk and bike to Weaver Street Market, area businesses, stores, and restaurants in the downtown area. Many people walking these streets are families with children, elderly, and disabled. Crossing this intersection already is very dangerous, and locating the CVS at this corner would only make it more so.

**4) 24-Hour noise and light pollution from the CVS.** CVS will cause a dramatic increase in noise and light pollution to the surrounding area as it intends to operate 24-hour, 7 days a week. It will generate hundreds of customer vehicular visits on a weekly basis, along with early morning and evening supply truck deliveries and trash pick-up. The proposed parking lot which is directly opposite the residences on Center Street, will create constant light and noise pollution from automobile traffic, and negatively affect us on Oak Avenue as well.

Although we have appreciated the opportunity to meet with the developer, we remain very concerned about the traffic, safety, and pollution increases of this development on downtown neighborhoods and area businesses. The developer has yet to modify their original proposal despite many public meetings with dozens of area residents and business representatives, all of whom had questions and concerns about the proposed design for this most important corner of Carrboro's downtown area. To date, no one other than the CVS developer has been in favor of their plan – everyone else who has participated in these meetings has been opposed.

We urge the Board of Alderman to do everything they can to stop the proposed CVS development which only detracts from the public safety, health and welfare of the town's citizens. Instead, we urge you to attract developers who are willing to present projects that will increase the vibrancy of downtown while supporting the integrity of the historical residential neighborhoods that border the downtown area. This corner serves as the major entry into the downtown area and should be one that is beautiful and welcoming, and enhances the quality of life in downtown Carrboro. A commercial 24-hour box chain does none of this.

Thank you for consideration of the issues we have raised in this letter. We look forward to hearing from you.

Sincerely,



Michele Rivest and John Alderson  
100 Oak Ave  
Carrboro, NC 27510  
919-968-4266

400 Davie Rd., #34  
Carrboro, NC 27510  
February 13, 2013

Board of Aldermen  
Town of Carrboro  
301 West Main Street  
Carrboro NC 27510

In the matter of the proposed CVS store at Weaver and Greensboro St.

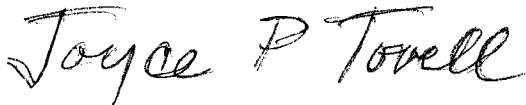
I am a widowed retiree, resident officially resident in Chappaqua, NY, with a modest condo here, purchased in 2010, to be close to my second grandchild, born that year. She and I frequently strolled through Milltown streets in her first two years, appreciating the quiet and congenial character of the homes there.

As interim housing, my condo is perfectly satisfactory now, but in due time I expect to sell my New York home to live full time in Chapel Hill/Carrboro. I prize walkability, character and modesty; Milltown obviously is an area particularly attractive for someone like me, even if I can only enjoy it as a place to walk through rather than live in.

The CVS development, however, with increased overall traffic and intrusive nighttime exterior lighting, would significantly reduce the area's residential charms and decrease the value of adjacent residential property.

I urge you either to deny the latest version of the CVS plan or to require modifications keeping the actual store on Greensboro and Weaver, with entry and exit there, and with a parking lot boundary structure high enough to keep night lighting inside the property and the already well lighted Greensboro and Weaver streets.

Yours truly,

A handwritten signature in cursive script that reads "Joyce P. Tovell". The signature is written in dark ink and is positioned above the printed name and email address.

Joyce P. Tovell  
joyce.tovell@gmail.com



## IMPACT ANALYSIS

PROPOSED CVS  
NORTHWEST CORNER  
NORTH GREENSBORO & WEAVER STREETS  
CARRBORO, NORTH CAROLINA 27510

FOR

DAVID M. ROOKS, ATTORNEY AT LAW  
NORTHERN BLUE, LLP  
1414 RALEIGH ROAD—SUITE 435  
CHAPEL HILL, NORTH CAROLINA 27517

BY

SUSANNE Z. SCHNEIDER, MAI  
HAY J. SCHNEIDER J. COPELAND  
SUITE B-120 DUKE FOREST PLACE  
3326 DURHAM CHAPEL HILL BOULEVARD  
DURHAM, NORTH CAROLINA 27707

DATE OF REPORT  
MARCH 22, 2012



HAY - SCHNEIDER - COPELAND

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March 23, 2012

David M. Rocks, Attorney At Law  
Northern Blue, LLP  
1414 Raleigh Road—Suite 435  
Chapel Hill, North Carolina 27517

Subject: Impact Analysis  
Proposed CVS  
Northwest Corner  
North Greensboro & Weaver Streets  
Carrboro, North Carolina 27510

Dear Mr. Rocks,

In response to your request, I have investigated the proposed CVS site at the northwest corner of North Greensboro and Weaver Streets, the surrounding neighborhood, and analyzed other property in and around the proposed site. This report is a summary of my analyses.

The proposed site is located along the west side of North Greensboro Street at its intersection with Weaver Street in downtown Carrboro, North Carolina. The total size of the property is approximately 1.48 acres.

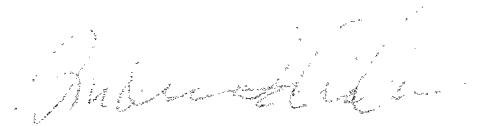
The attached report is a summary of my investigations and data analyses and the reasoning behind my conclusions.

Based on this information and its analysis, it is my opinion that the proposed CVS is designed and located such that it will not substantially injure the value of adjoining or abutting property and will be in harmony with the area in which it is to be located.

Thank you for the opportunity of serving you in this capacity.

Respectfully submitted,

HAY - SCHNEIDER - COPELAND



Susanne Z. Schneider, MAI

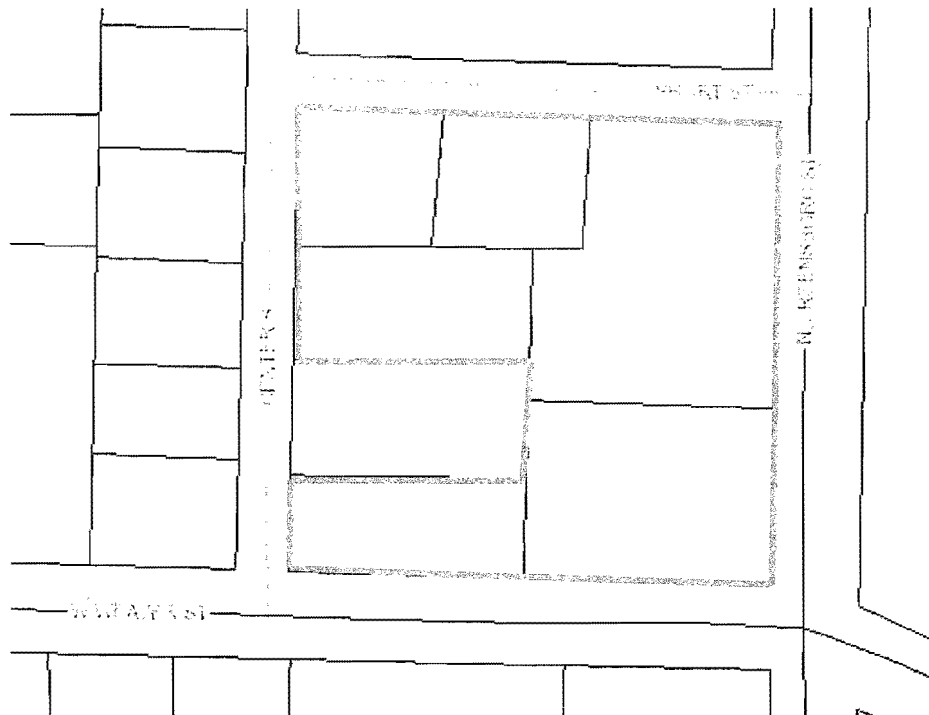
## DESCRIPTION OF PROPOSED CVS SITE

### Location

West side of North Greensboro Street at its intersection with Weaver Street in downtown Carrboro, North Carolina.

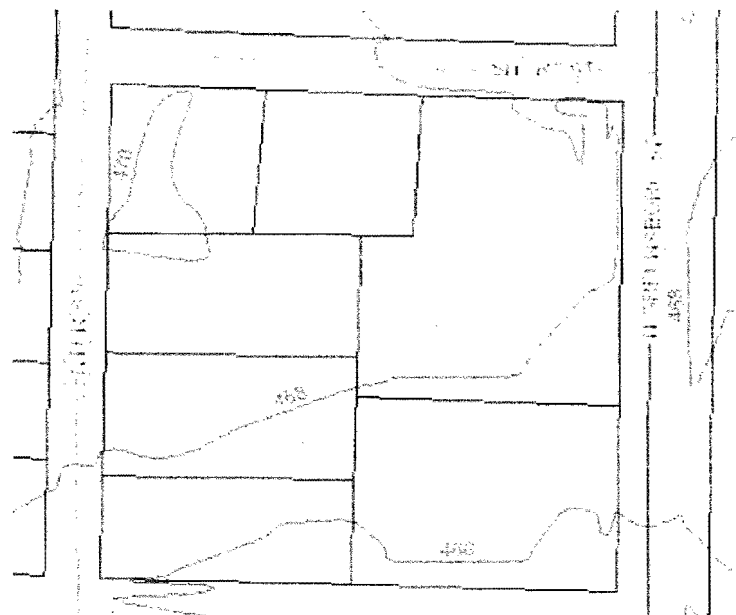
### Shape and Size

Irregular, the site is composed of six tax parcels totaling approximately 1.48 acres located at the northwest corner of North Greensboro Street and Weaver Street as shown on the following GIS map.



### Topography

The site is generally graded and level with street right-of-ways. Drainage appears adequate.



## **DESCRIPTION OF PROPOSED CVS SITE—CONTINUED**

### **Soil Conditions**

No known soil or sub-soil problems.

### **Access**

The site is accessible along all of its frontage on all four streets—North Greensboro Street, Weaver Street, Short Street, and Center Street. The site currently has six access points. However, the proposed CVS will only have three access points: Weaver Street, Short Street, and Center Street.

### **Street Improvements**

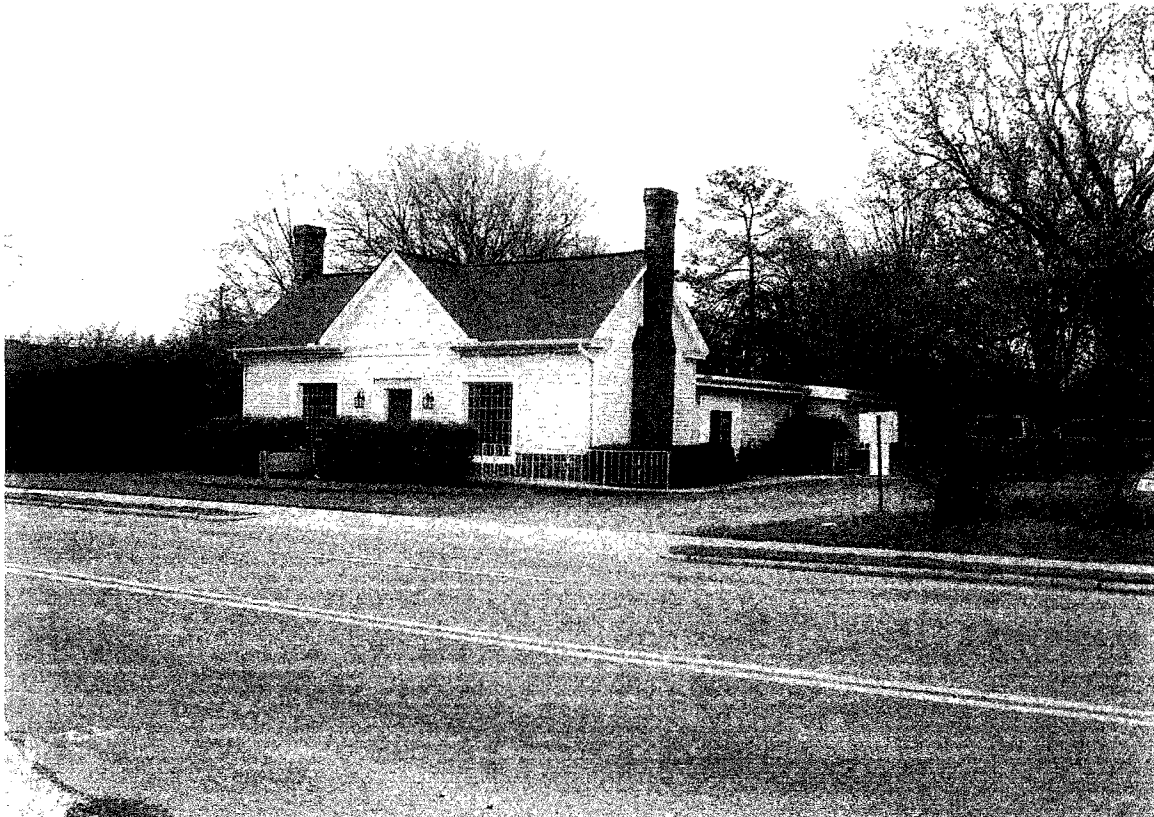
Almost all streets in the area are paved roads. Weaver Street is within a 50' right-of-way with two lanes. North Greensboro Street is within a 40' right-of-way with two lanes plus a center turn lane. Both Center and Short Streets are within 30' right-of-ways.

### **Vegetation**

The site's vegetation is predominantly mature landscaping around existing structures and parking lots.

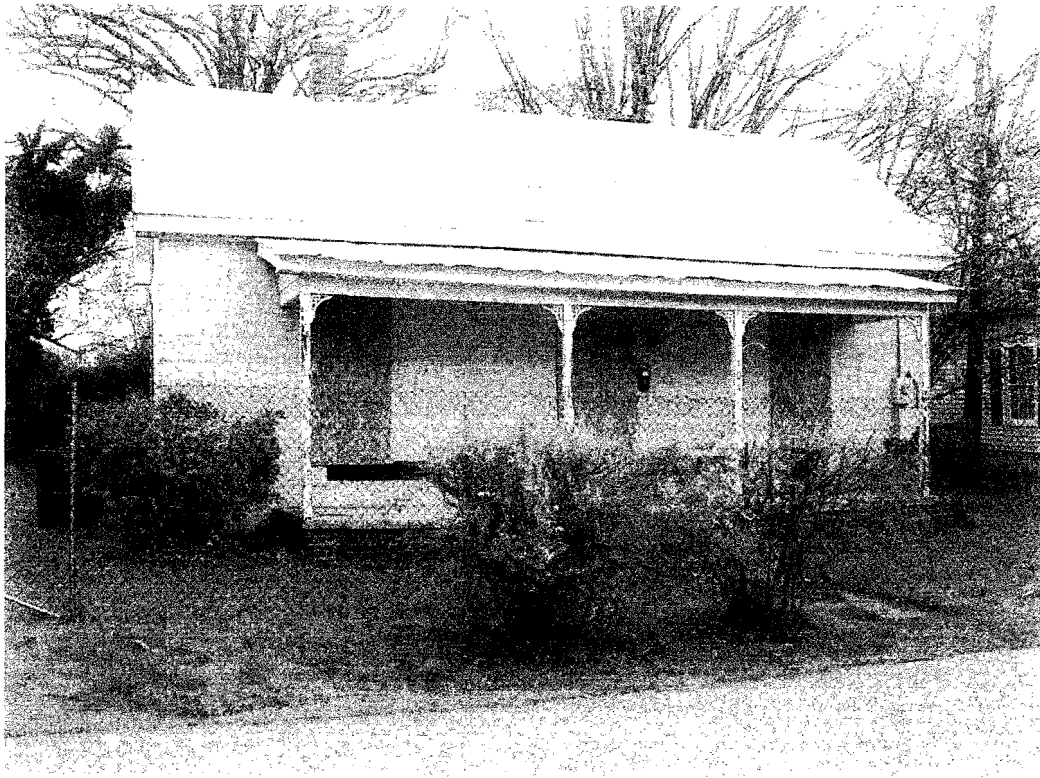
## **DESCRIPTION OF THE CURRENT IMPROVEMENTS**

The site is currently improved with a vacant, boarded up single family home, a dentist's office, a hair salon, a vacant office building, and several parking lots. These are best described by the following photographs.



**203 NORTH GREENSBORO STREET—DR. DEBRA SEATON'S DENTIST OFFICE**

**DESCRIPTION OF THE CURRENT IMPROVEMENTS—CONTINUED**



**104 CENTER STREET—VACANT SINGLE FAMILY HOUSE**



**105 SHORT STREET—HAIR SALON**

**DESCRIPTION OF THE CURRENT IMPROVEMENTS—CONTINUED**



**201 NORTH GREENSBORO STREET—VACANT OFFICE BUILDING**



**100 WEAVER STREET—PARKING LOT**

**DESCRIPTION OF THE CURRENT IMPROVEMENTS—CONTINUED**



**PARKING LOT ADJACENT TO 203 NORTH GREENSBORO STREET**



**PARKING LOT ADJACENT TO HAIR SALON AT 105 SHORT STREET**



## DESCRIPTION OF PROPOSED CVS

### Location

The proposed CVS will be located on the 1.48-acre site at the northwest corner of North Greensboro Street and Weaver Street.

### Improvements

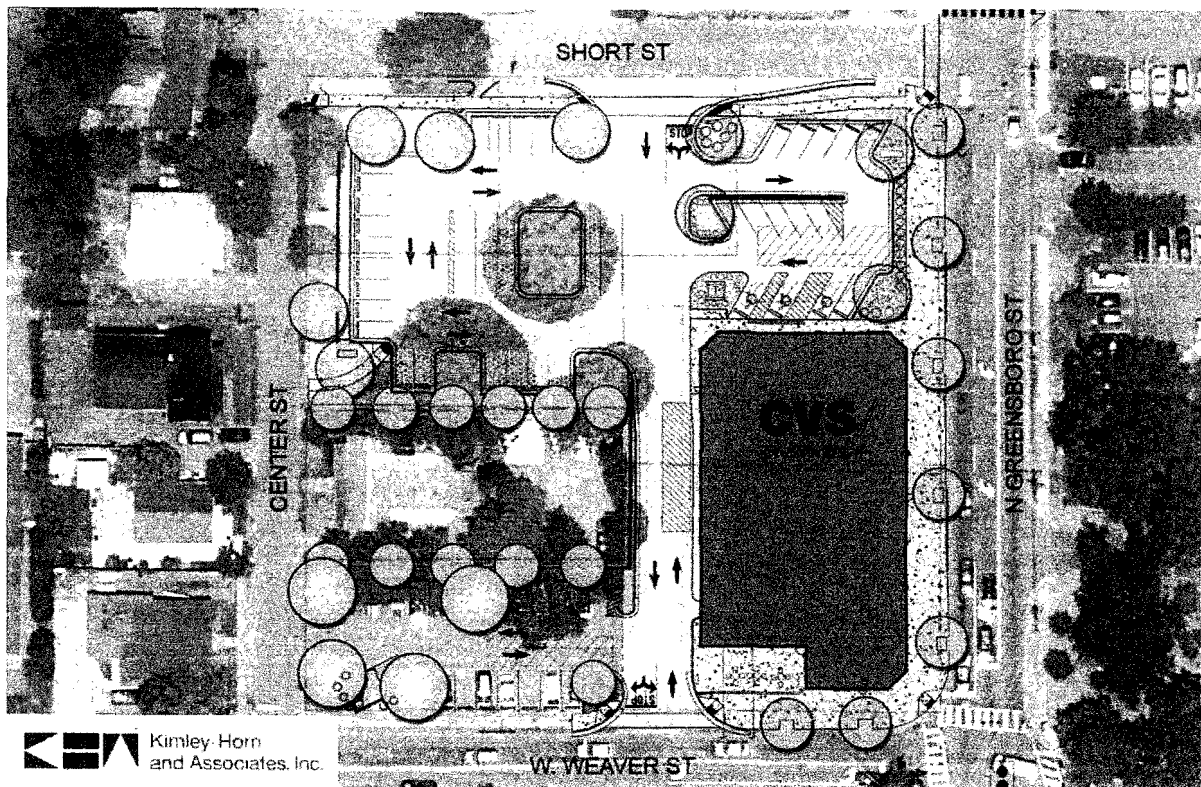
The proposed project will consist of a 2-story, ~24,560 SF building with a 65-space parking lot. The building will be located adjacent and parallel to North Greensboro Street.

### Access

The proposed CVS will have three access points—Weaver Street, Short Street, and Center Street; there will be no direct access onto North Greensboro Street.

### Visibility

The building will be located in excess of 150' from Center Street and is proposed to be extensively landscaped as shown on the Landscape Plan below.



### Conclusion

Due to the location of the proposed CVS parallel to North Greensboro Street, the tree cover and landscaping, the proposed CVS will likely not be very visible from Center Street.

## NEIGHBORHOOD DESCRIPTION

The neighborhood of the proposed CVS, generally downtown Carrboro, is a commercial one. The subject property is located at the corner of North Greensboro Street and Weaver Street. Both are major corridors for the downtown. Typical businesses are retail in nature.



As the aerial shows, the area around the proposed CVS is predominately commercial. **Fitch Lumber** is located adjacent on the north and has been in this location since 1923. The complex consists of a large retail store along North Greensboro Street plus several large warehouses and their lumber yard to the rear which fronts on Oak Street to the west. This property is zoned M-1, Light Manufacturing.

**Carr Mill Mall** is located across from the site at the northeast corner of Greensboro and Weaver Streets. Renovated into retail/office use in 1977, it contains over 140,000 SF including a Harris Teeter and CVS as freestanding buildings. With 23 stores and ~6.40% vacancy, it is the largest retail complex in downtown Carrboro. **Southern States**, a large farm and garden store, is located just north of Harris Teeter.

**Weaver Street**, in the subject's vicinity, mainly consists of older mill houses converted to business/office uses. Several buildings were specifically constructed for commercial use particularly on the north side. Buildings in downtown Carrboro, for the most part, are older, mercantile structures.

**Center Street** along the west side of the proposed CVS still has a residential component with five single family homes, probably two of which are rental houses. The north end of Center Street has Fitch warehouses surrounding it. The east side has one house converted to a hair salon and one vacant, boarded-up house. **Short Street** has Fitch Lumber warehouse on the north side and parking lots and a hair salon on the south side.

The subject's entire block is zoned commercial with the exception of the vacant, boarded-up house which is still zoned residential.

### Conclusion

The subject area is almost 100% developed; few vacant parcels exist. The predominant land uses in the vicinity of the proposed CVS, effectively the intersection of North Greensboro Street and Weaver Street, are commercial. The area is a very good location—the heart of downtown Carrboro. Market demand in the area is considered good and the neighborhood appears to be in a generally positive growth cycle.



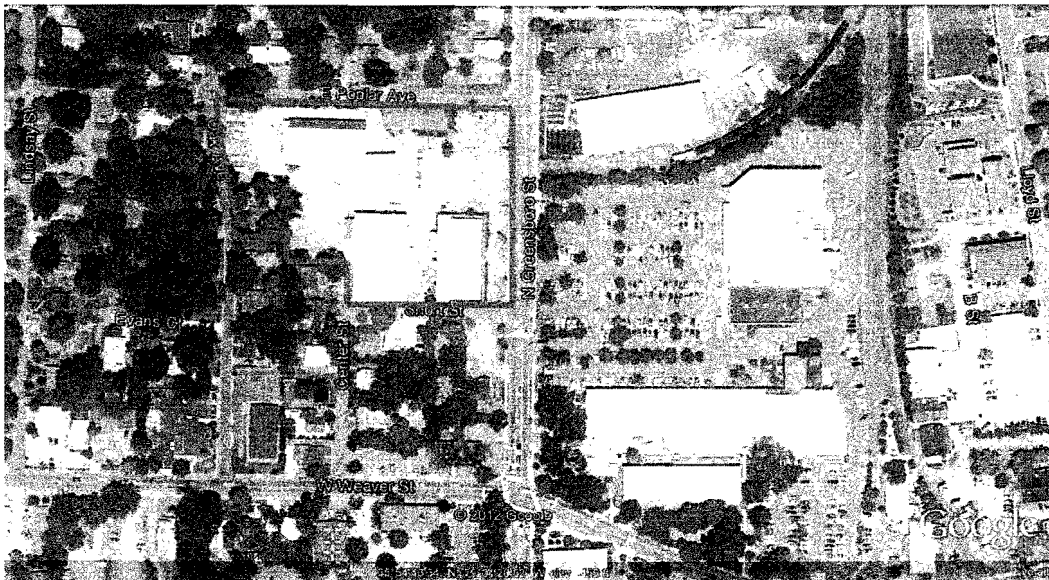
## VALUE IMPACT ANALYSIS

To estimate the potential effect of the proposed CVS on property values in the general vicinity, what affects value and what does not affect value was considered, particularly how the effect of the adjacent Fitch Lumber might influence value. This analysis is summarized in this section. The data is from the MLS system.

First of all, Fitch Lumber has been at its present location for almost 90 years. The site is over three acres in size and includes a retail store, three warehouse/storage buildings, four sheds, and a lumber rack.

FITCH LUMBER		
BUILDING	SIZE-SF	
RETAIL STORE		12,096 SF
WAREHOUSE/STORAGE	9,600 SF	
WAREHOUSE/STORAGE	7,680 SF	
WAREHOUSE/STORAGE	4,610 SF	
TOTAL WAREHOUSE		21,890 SF
TOTAL ALL BUILDINGS		33,986 SF

As shown on the aerial below, Fitch Lumber intrudes into the neighborhood all the way to Oak Street, much further than the proposed CVS.



Fitch Lumber is also an industrial use with several warehouses totaling about 22,000 SF. The warehouses front on East Poplar Street, Center Street, and Short Street. This use is larger than the proposed CVS and louder than a retail/office use. The Fitch Lumber property has almost no landscaping except vines on chain link fences and its warehouse buildings are less attractive than the proposed CVS.

### Analysis

But how does the market react? Are the sales of houses in close proximity to a property such as Fitch Lumber affected by their location near such a facility? To examine what is happening, what the sales tell us, home sales in Carrboro's Mill Village near to and/or adjacent to Fitch Lumber were analyzed. While lot sales would provide a purer form of comparison because there are fewer variables than with home sales, the area is about 100% built up; therefore, no lots sales were found.

## VALUE IMPACT ANALYSIS—CONTINUED

One sale of a home in close proximity to Fitch Lumber was found since January 2008. This sale is compared to similar home sales but without the close proximity to Fitch Lumber. The Sales Map, next page, illustrates their proximity to Fitch Lumber. All of the sales since January 2008 are summarized in the following chart and documented in my files. Sale 1, across the street from Fitch Lumber, is shown in **bold** and is highlighted.

SUMMARY OF MILL VILLAGE SALES											
SALE	DATE	BUILT	ADDRESS	PRICE	SIZE	\$/SF-	ROOM	BR/BA	DOM	LOCATION	RENOVATED
					BLDG	BLDG	S				
<b>2011</b>											
<b>1</b>	<b>5/11</b>	<b>1945</b>	<b>501 E POPLAR</b>	<b>\$266,000</b>	<b>1,016</b>	<b>\$261.81</b>	<b>5</b>	<b>2BR/1BA</b>	<b>24</b>	<b>ACROSS FROM FITCH</b>	<b>YES</b>
2	5/11	1927	109 E POPLAR	\$277,300	1,066	\$260.13	5	2BR/1BA	50	3 BLOCKS FROM FITCH	YES
<b>2010</b>											
3	7/10	1942	108 ELM	\$220,000	1,309	\$168.07	6	2BR/1BA	154	AWAY FROM FITCH	NO
4	6/10	1912	105 SHELTON	\$412,500	1,889	\$218.37	6	3BR/1BA	50	AWAY FROM FITCH	YES
5	6/10	1932	107 LINDSAY	\$280,000	1,173	\$238.70	5	2BR/1.5BA	NA	AWAY FROM FITCH	NA
6	4/10	1912	303 LINDSAY	\$375,000	1,467	\$255.62	5	2BR/2BA	NA	AWAY FROM FITCH	NA
<b>2009</b>											
7	7/09	<b>2007</b>	401 LINDSAY	\$745,000	2,448	\$304.33	9	4BR/1BA	21	AWAY FROM FITCH	YES
8	5/09	1950	107 E POPLAR	\$175,900	896	\$196.32	5	2BR/1BA	140	AWAY FROM FITCH	NA
9	5/09	1942	301 E POPLAR	\$430,000	1,968	\$218.50	8	3BR/3BA	1	AWAY FROM FITCH	YES
10	1/09	1910	102 LINDSAY	\$192,000	870	\$220.69	6	3BR/1BA	14	AWAY FROM FITCH	PARTIAL
<b>2008</b>											
11	10/08	<b>2006</b>	105 E POPLAR	\$475,000	2,229	\$213.10	7	3BR/2BA	19	AWAY FROM FITCH	YES
				<b>AVERAGE, SALES</b>		<b>\$232.33</b>	<b>6</b>		<b>53</b>		
				<b>RANGE</b>							
					<b>MIN</b>	<b>\$168.07</b>	<b>5</b>		<b>1</b>		
					<b>MAX</b>	<b>\$304.33</b>	<b>9</b>		<b>154</b>		
					<b>MEDIAN</b>	<b>\$220.69</b>	<b>6</b>		<b>24</b>		
				<b>AVG, AWAY FROM FITCH</b>		<b>\$229.38</b>	<b>6</b>		<b>56</b>		
				<b>RANGE</b>							
					<b>MIN</b>	<b>\$168.07</b>	<b>5</b>		<b>1</b>		
					<b>MAX</b>	<b>\$304.33</b>	<b>9</b>		<b>154</b>		
					<b>MEDIAN</b>	<b>\$219.59</b>	<b>6</b>		<b>36</b>		

An analysis of house sales was done even though it is much more difficult to quantify the numerous variables that go into a home purchase. Again, the basic premise is to compare sales of homes in close proximity to Fitch Lumber with similar homes not in as close proximity. To more reasonably compare "apples to apples," the unit of comparison is price/SF-BLDG; for simplicity, this is referred to as price/SF.

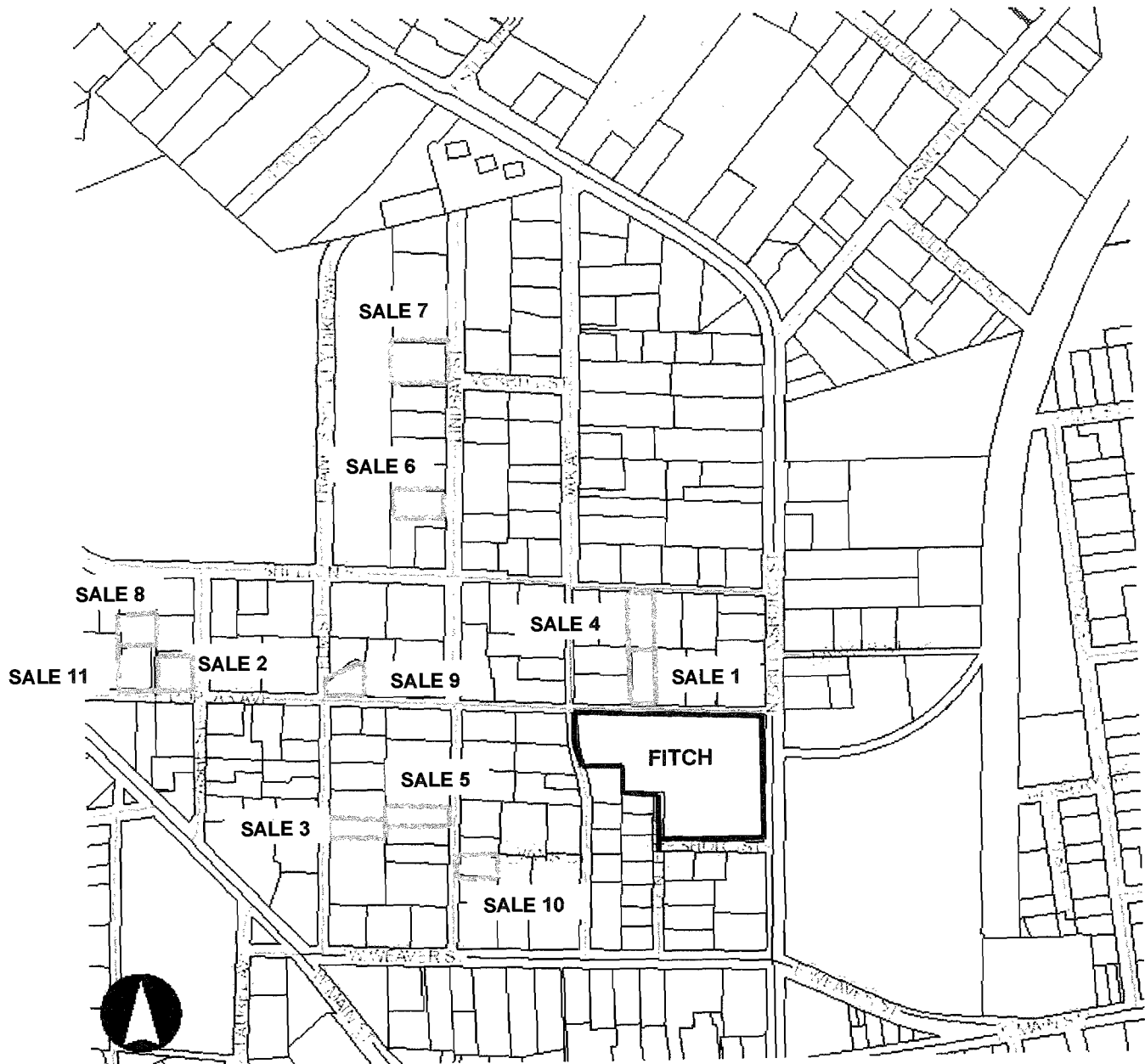
### 501 East Poplar Street

**Sale 1, 501 East Poplar Street**, is located across the street from Fitch Lumber. It has a direct view of Fitch Lumber and its warehouses two of which are located on Poplar Street. This house sold on May 27, 2011 for \$266,000, or approximately \$261.81/SF.

A long conversation was held with both the seller's agent and the buyer's agent for the house across from Fitch Lumber. The buyer's agent indicated that it was a really old house but that the renovated part really helped to sell it, particularly the renovated kitchen. But the other parts of the house were old and tiny. She did not receive any feedback on Fitch Lumber, either positive or negative. She pointed out that "it's a good place to park on the weekends."

The buyer's agent indicated that the property had a "super backyard, a charming lot with great old trees." Her clients were living in a neighborhood not too far away but had too big of a house. They had been looking in the Mill Village area for a year and had lost out on several houses already. One they just were not quick enough and one had more problems than they wanted to deal with such as needing a new foundation.

# SALES MAP

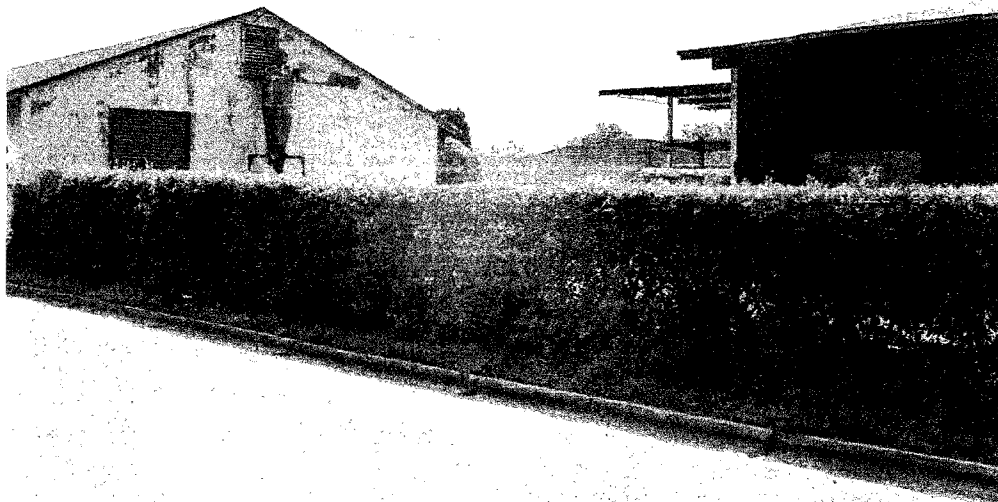


## VALUE IMPACT ANALYSIS—CONTINUED

The house was partially remodeled but clients need to expand it for their needs. They are spending in excess of \$144,000 on the house. They negotiated down the price due to condition since they found out that two of the rooms had no subfloor plus the exterior "needed help."

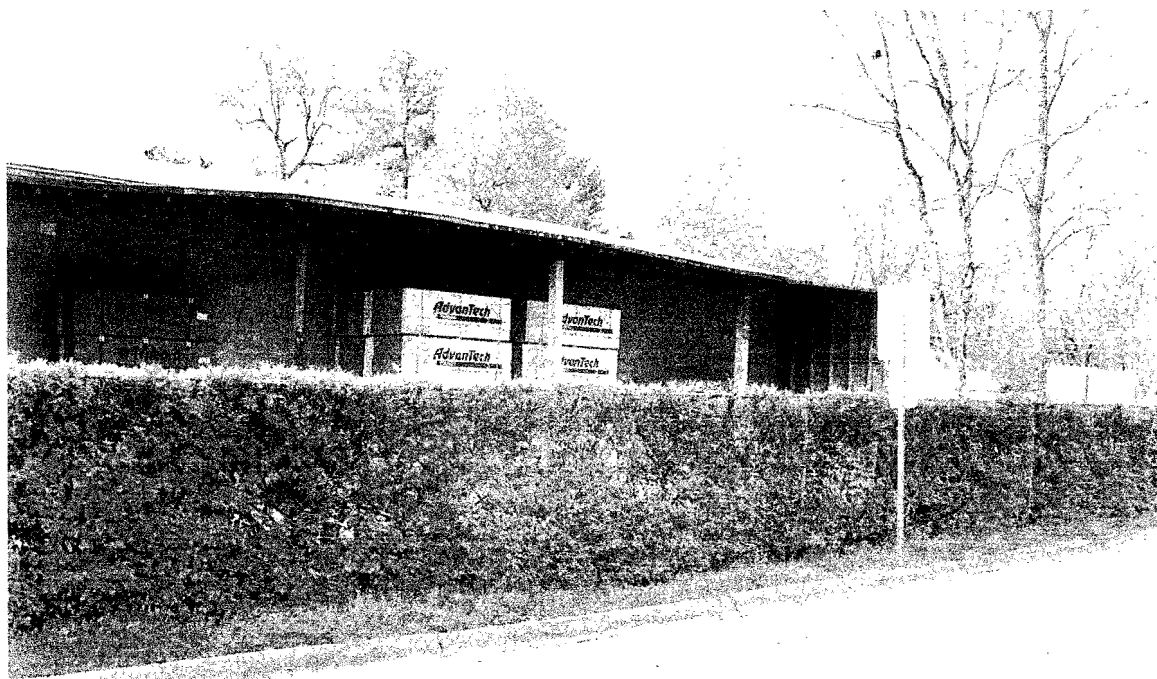
But the clients wanted this neighborhood. The house is only a block from Weaver Street Market. There is a planted hedge to help screen Fitch Lumber from their view. When asked specifically about the view and proximity of Fitch Lumber, the agent replied that the "...walkability of the neighborhood trumped the view of Fitch Lumber." The house was only on the market for 24 days.

The view from the driveway of Sale 1, 501 East Poplar Street, toward Fitch Lumber is shown in the following sequence of photos moving from east to west.



## VALUE IMPACT ANALYSIS—CONTINUED

The view directly across the street from Sale 1, 501 East Poplar Street.



## VALUE IMPACT ANALYSIS—CONTINUED



**VIEW ALONG EAST POPLAR STREET LOOKING WEST TOWARD SOUTHERN STATES  
FITCH LUMBER WAREHOUSE AT RIGHT  
DRIVEWAY TO 501 EAST POPLAR STREET AT LEFT**

The best comparison, **Sale 2**, closed on May 9, 2011. As shown in the chart, this house is of similar vintage, similar size, same number of rooms, bedrooms, and bathrooms. It is also located on the north side of East Poplar Street, but three blocks to the west and without a view of Fitch Lumber.

SUMMARY OF SALES 1 & 2											
SALE	DATE	BUILT	ADDRESS	PRICE	SIZE	\$/SF-	ROOMS	BR/BA	DOM	LOCATION	RENOVATED
					BLDG	BLDG					
1	5/11	1945	501 E POPLAR	\$266,000	1,016	\$261.81	5	2BR/1BA	24	ACROSS FROM FITCH	YES
2	5/11	1927	109 E POPLAR	\$277,300	1,066	\$260.13	5	2BR/1BA	50	3 BLOCKS FROM FITCH	YES

The difference in price/SF of the two homes is not significant, less than 1.00%. Additionally, the days on market, DOM, is very similar: 24 days for Sale 1 across from Fitch Lumber; Sale 2, three blocks from Fitch Lumber, 50 days.

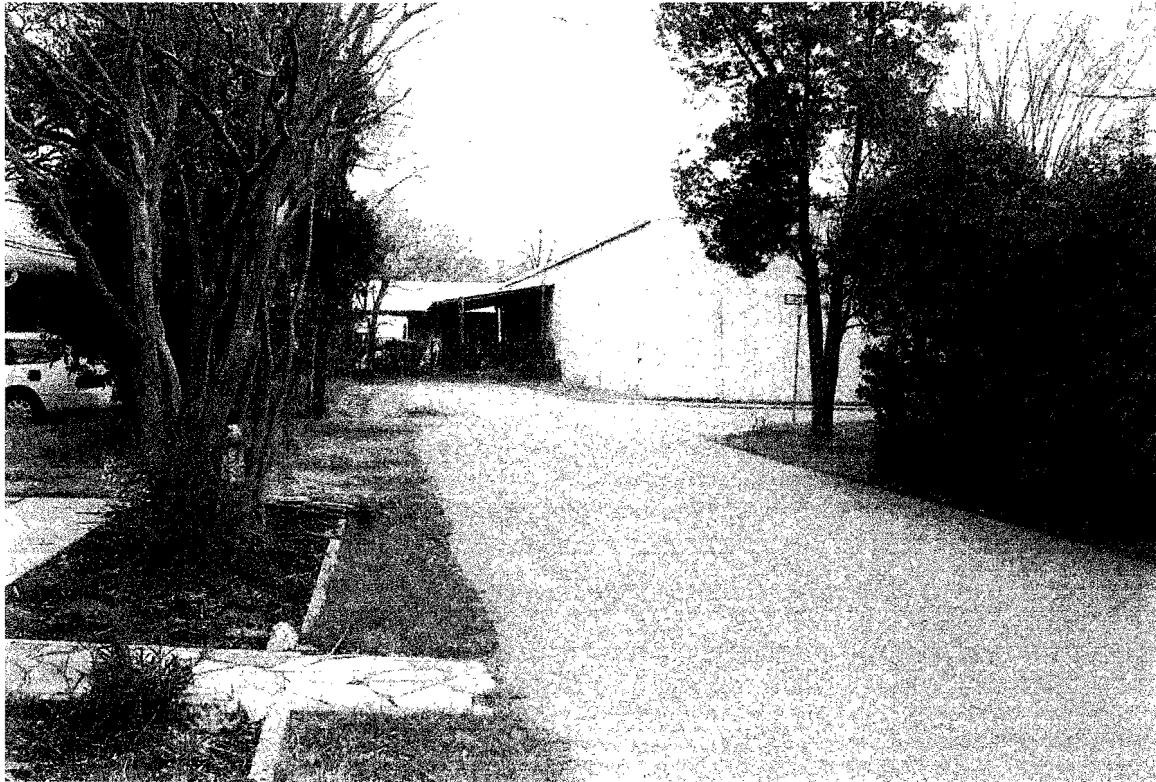
Actually, in looking at all the sales, the house across from Fitch Lumber, Sale 1, sold for more on a price/SF basis than all but one other house, Sale 7, which is a new, large home—only two years old at time of sale. Without this sale, the range of sales is ~\$170.00/SF—\$260.00/SF. Sale 1, at ~\$262.00/SF is higher than this range.

In considering the prices of the house adjacent to Fitch Lumber and similar homes that are not close to Fitch Lumber, the price differences are not significant. While these are not perfect comparisons, the analysis of the sales in verifies that Fitch Lumber apparently has had little, if any, effect on the value of property in the adjacent Mill Village. Therefore, it seems quite reasonable that there would also be no effect from the proposed CVS on the value of property in the general vicinity.



## VALUE IMPACT ANALYSIS—CONTINUED

It is also noted that all of the five houses on the west side of Center Street have a view of the Fitch Lumber warehouse at the end of Center Street as shown below. F & F Automotive, an auto repair shop on the south side of Weaver Street, is also visible from the first several houses on Center Street.



**VIEW FROM 107 CENTER STREET TOWARD FITCH LUMBER WAREHOUSE**

### **Conclusion**

The proposed CVS site is six tax parcels, 1.48 acres, currently improved with a vacant, boarded up single family home, an older dentist's office, an older house converted into a hair salon, a vacant office building, and several parking lots. All but one parcel is zoned commercial. The site is accessible along its entire frontage on all four streets—North Greensboro Street, Weaver Street, Short Street, and Center Street—and currently has six access points.

The subject block is surrounded by commercial and industrial on three sides. Carr Mill Mall is located across North Greensboro Street to the east. Fitch Lumber, an industrial use, is located across Short Street to the north. To the south across Weaver Street is both the Daniel Building, a two-story brick retail/office building, and F & F Automotive, an auto repair shop. Weaver Street consists mainly of older mill houses converted to business/office uses. Several buildings were specifically constructed for commercial use, particularly on the north side.

Center Street is commercial along Weaver Street and residential away from Weaver Street. It has five houses along the west side of the street, two of which are likely rental houses.

The proposed CVS project, 1.48 acres, will remove the old and abandoned buildings replacing them with an attractive brick, two-story building that mimics the design of Carr Mill. The building will be located adjacent and parallel to North Greensboro Street in excess of 150' from Center Street.

## VALUE IMPACT ANALYSIS—CONTINUED

The remainder of site will be extensively landscaped particularly along Center Street enhancing the view from the five houses along the west side resulting in little, if any, visibility from Center Street of the proposed CVS. The five houses on Center Street already have a view of Fitch Lumber at the northern end and a view across Weaver Street toward an automotive repair garage.

The proposed CVS will only have three access points, not six, from the surrounding streets.

In this study, home sales in Mill Village adjacent/near to Fitch Lumber, an industrial property, were analyzed in comparison to similar homes further from Fitch Lumber but still in Mill Village. There was little or no discernible difference in price between the sale near Fitch Lumber and similar houses further away. In my opinion, the proposed CVS will have no more effect, positive or negative, than the existing Fitch Lumber has on the market.

In fact, the proposed CVS is a much more attractive building than Fitch Lumber, and will not have the noise factor of trucks delivering building supplies, forklifts moving supplies around, and the speakers saying "Hardware—Line 3."

The point is what attracts folks to the area and has kept the prices so strong is its location close to businesses. The neighborhood's overriding value is to be within a walkable community and this will not change due to CVS. It is clear that buyers will endure the view of Fitch Lumber's warehouse and F & F Automotive to obtain this location.

Clearly, Fitch Lumber is much more intrusive into the neighborhood, is an industrial use, is a noisy use and even so, houses are purchased that are across the street from one of its warehouses. As the broker said "location trumps the view and proximity of Fitch."

### Summary

In summary, comparing house sale close to and away from Fitch Lumber indicates little or no effect on value due to the presence of Fitch Lumber. If Fitch Lumber is not affecting values, then most certainly an office/retail use that is attractively designed, well landscaped, quieter, less intrusive into the neighborhood, much further away from houses, and likely not visible from any houses will also not affect values.

In applying this information to the proposed CVS, it seems quite reasonable that there would also be no effect from the proposed CVS on the value of property in the general vicinity.

Based on my analysis of the proposed CVS, the surrounding area, the sales of homes with and without proximity to Fitch Lumber, and conversations with brokers, listing and selling agents, it is my opinion that the proposed CVS is designed and located such that it will not substantially injure the value of adjoining or abutting property and will be in harmony with the area in which it is to be located.





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## QUALIFICATIONS OF THE APPRAISER

**QUALIFICATIONS**  
**SUSANNE Z. SCHNEIDER, MAI**

**EXPERIENCE**

1987- Commercial Fee Appraiser, HAY : SCHNEIDER : COPELAND  
1978-1987 Director, Real Estate Department, City of Durham, North Carolina  
1977-1978 Associate Appraiser, Cross Associates, Cape Coral, Florida

**PROFESSIONAL MEMBERSHIP**

Appraisal Institute, MAI Certificate #9918

**LICENSE**

North Carolina State-Certified General Real Estate Appraiser, License #A403  
North Carolina Real Estate Broker, License #52022

**EDUCATION**

M. S. Marine Sciences, 1975; Louisiana State University, Baton Rouge, Louisiana  
B. S. Physical Oceanography, 1971; Florida Institute of Technology, Melbourne, Florida

**Appraisal Institute: Courses**

Business Practices & Ethics, 2008, 2011  
National USPAP Update, 2005, 2007, 2010, 2012  
Standards of Professional Practice, Part C, 2002, 2005  
Standards of Professional Practice, Parts A & B, 1997, 1992, 1987  
Comprehensive Appraisal Workshop, Parts A & B, 1993  
Report Writing and Valuation Analysis, 1992  
Case Studies in Real Estate Valuation, 1990

Basic Valuation Procedures, 1988  
Real Estate Appraisal Principles, 1987  
Capitalization Theory and Techniques, Parts A & B, 1986  
Appraisal Administration and Review, 1979  
Principles, Methods, and Techniques, 1977  
Single-Family Residential Appraising, 1977

**Appraisal Institute: Seminars**

Discounted Cash Flow Model, January 2010  
Introduction to Valuation for Financial Reporting, October 2009  
Forum on Appraisal Issues from the Reviewers' Perspective, July 2009  
An Introduction to Valuing Green Buildings, January 2009  
Evaluating Commercial Construction, May 2008  
The Appraisal of Local Retail Properties, April 2008  
Office Building Valuation: A Contemporary Perspective January 2008  
Forecasting Revenue, October 2007  
Valuation of Detrimental Conditions in Real Estate, April 2007  
Highest and Best Use Applications, October 2006  
Appraisal Consulting, April 2006  
Real Estate Finance, Value, & Investment Performance, October 2005  
Uniform Appraisal Standards for Federal Land Acquisitions, October 2005  
Conservation Easements & Case Studies, March 2005  
Land Valuation Adjustment Procedures, April 2004  
Supporting Capitalization Rates, January 2004  
Effective Appraisal Writing, October 2003  
Scope of Work: Expanding Your Services, April 2003  
Environmental Issues for Real Estate Appraisers, October 2002  
Analyzing Commercial Lease Clauses, April 2002  
Feasibility Analysis, Market Value & Investment Timing, January 2002  
Real Estate Fraud: The Appraisers' Responsibilities & Liabilities, Oct 2001  
State of the Valuation Profession, August 2001  
Regression Analysis, April, 2001  
GIS & The Appraisal Industry, January, 2001  
Conservation Easements, April, 2000

**SUMMARY SHEET OF STAFF AND ADVISORY BOARD  
RECOMMENDATIONS**

***CONDITIONAL USE PERMIT FOR 201 NORTH GREENSBORO  
STREET***

**STAFF RECOMMENDATIONS**

<b>Staff Recommendations (w/ Advisory Board support where applicable):</b>	<i>Explanation: Staff recommendations, primarily related to LUO compliance, are represented by #s 1-6 below. If an advisory board voted to 'support' the staff recommendation, then such board is listed after staff in the left-hand column.</i>
<b>Recommended by</b>	<b>Recommendations</b>
Staff, TAB, AC, ESC, PB	1. That the applicant must obtain a driveway permit from NCDOT prior to construction plan approval.
Staff, TAB, AC, ESC, PB	2. That flexibility of the species of the street trees and the final location of the tree planting area along North Greensboro Street and West Weaver Street be finalized during the Construction Plan review process.
Staff, TAB, AC, ESC, PB	3. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
Staff, TAB, AC, ESC, PB	4. That fire flow calculations and building-sprinkler design (as required) must be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.

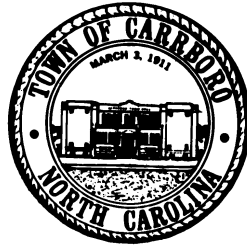
## ATTACHMENT N

Staff, TAB, AC, ESC, PB	<p>5. That the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall be subject to approval by the Town Attorney and shall include scheduled maintenance activities for each unit in the development, (including cisterns, sand filters, swirl-systems, etc), performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall become an ongoing obligation of the property owners.</p>
Staff, TAB, AC, ESC, PB	<p>6. That if any changes are required during the Construction Plan review related to stormwater design or otherwise, then such changes shall be considered a permit modification under Section 15-64 of the Land Use Ordinance. This includes the possibility of the project undergoing an additional public hearing if the changes are considered major.</p>

ADVISORY BOARD COMMENTS / RECOMMENDATIONS	
<b>Additional Advisory Board Comments &amp; Recommendations:</b>	<i>Explanation: Comments and recommendations solely from advisory boards follow. If a comment involves LUO interpretation, then the applicable LUO section(s) are noted parenthetically. Otherwise, the Board may wish to consider comments in the context of public health, safety, or welfare findings. Staff generally does not endorse nor refute comments from advisory boards.</i>
Recommended by	Recommendations
TAB	1. Given the Town's goal to promote walkability and the site's proximity to three bus lines and public parking, the TAB recommends that the seven parking spaces be removed and the brick wall be moved back approximately 20 feet.
TAB	2. That the developer request from NCDOT, and offer a payment-in-lieu for the installation of, bicycle detection at the following approaches: a. Eastbound Weaver Street- through-right lane b. Westbound Weaver Street- through-right lane c. Southbound N. Greensboro Street- left-turn lane d. Northbound N. Greensboro Street- through-right lane
TAB	3. The developer should request from NCDOT, and offer to split the cost of, placing sharrows on North Greensboro Street from East Poplar Avenue to Old Pittsboro Road, in keeping with the Bike Plan and helping to encourage more bike traffic in order to relieve congestion.
ESC	4. The appropriate measures/conditions be placed on the project to ensure the implementation of the office space proposed for the second story be: a.) the office space be affordable b.) the Town work with the developer to help fill the space.

PB	<p>5. <u>Recommend deny Conditional Use Permit, but if the BOA approves the CUP, then they offer the following conditions:</u></p> <p>a.) Place a condition on the permit to require that the parking shall be provided at no more than 2.5 spaces per 1000 square feet of gross floor area for the retail use and no more than 1.5 spaces per 1000 square feet of gross floor area for the office use. The number of parking spaces shown on the site plan is excessive. The planning board suggests that applicant consider reduction of parking to begin with the northwest quadrant of the block. The Planning Board notes that a commercial development of similar scale at East Franklin Street and South Estes Drive in Chapel Hill provided 24 parking spaces for almost 10,000 square feet of high-volume retail space. This ratio would be closer to an appropriate approach for the ongoing development of Carrboro's pedestrian-oriented downtown area.</p> <p>b.) That the green space provided for within the project be available for public recreation and enjoyment in perpetuity through whatever mechanism is appropriate.</p>
EAB	<p>6. <u>Recommend deny Conditional Use Permit due to the following reasons:</u></p> <p>a.) The applicant's proposal is not consistent with the following aspects of the Carrboro Vision 2020 plan.</p> <p>b.) Finds that the mini park created by the western buffer, which may have been established for environmental or other honorable reasons, may create a safety concern for the neighbors.</p>

# TOWN OF CARRBORO



## CONDITIONAL OR SPECIAL USE PERMIT WORKSHEET

### I. COMPLETENESS OF APPLICATION

- ☐ The application is complete  
☐ The application is incomplete

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### II. COMPLIANCE WITH THE ORDINANCE REQUIREMENTS

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

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### III. CONSIDERATION OF PROPOSED CONDITIONS

*(\*Note: Please clarify for staff, where applicable, whether any discussion points are to be included as Permit Conditions. Informal agreements or understandings are not necessarily binding.\*)*

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

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

**IV. GRANTING THE APPLICATION**

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

**V. DENYING THE APPLICATION**

- ☐ The application is denied because it is incomplete for the reasons set forth above in Section 1.
- ☐ The application is denied because it fails to comply with the Ordinance requirements set forth above in Section II.
- ☐ The application is denied because, if completed as proposed, the development more probably than not:

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

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

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

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

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