



## **Economic Sustainability Commission**

*301 West Main Street  
Carrboro, North Carolina 27510  
Minutes from March 9, 2016*

The following members were present: Beven Ramsey, Bob Saunders, Terri Turner, Leo Gaev, Matt Neal, Shelia Walsh Reedy, Robert Hash, Bill Thompson, Kim Calandra and Board Liaisons Randee Haven O'Donnell and Sammy Slade.

The following staff members were present; Annette Stone, ECD Director and Christina Moon, Planning Administrator.

Guest present – Emma Dunbar, Younes Sabouh, Leanne Brown, Allen Rosen, Vickie Kim, Amy Crawford, Jacqueline Gist, Maggie West, Jay Miller and Elizabeth Morris.

The meeting was called to order at 7:30 p.m. by Chairman Beven Ramsey. There was a motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to approve the February 10, 2016 minutes of the ESC.

The first item on the agenda was to discuss a text amendment to the Land Use Ordinance to establish regulations for facilities that provide social services including dining services. Christina Moon reviewed the text amendment that would allow for the submission of an application for a conditional rezoning. She reviewed with the ESC in what zoning districts would the use be allowed which included B1G and 2 residential districts.

Robert Hash asked what the process would be for Inter-Faith Council, which currently runs the soup kitchen and homeless shelter in Chapel Hill, if the text amendment was approved. Ms. Moon explained that the IFC would need to submit an application for the conditional zoning and that there would be a whole new public hearing on the specific project.

Amy Crawford, owner of Syds Hair Salon on Graham Street in Chapel Hill, discussed her experience as an owner of a business next to IFC in its current location in Chapel Hill. She did not feel that the patrons of the IFC were a burden on her or her business and that her experience was predominantly a positive one.

There was a lengthy discussion about why different business owners had such different experiences with the current dining services and homeless shelter. The fact that a petition signed by 60 +/- business owners in downtown Carrboro had already been presented to the Board of Aldermen was discussed. Kim Calandra said she is a downtown Carrboro business owner and the petition did not represent her views. She shared a study done by a UNC Graduate student that found that only 4% of the people who use the dining facility are homeless.



Bob Saunders asked how the search for other sites was coming along and the potential to locate the dining facilities in the Lincoln Center on Merritt Mill Road in Chapel Hill. Leanne Brown discussed the site search continues and that the IFC is open to alternate locations. Mr. Saunders reiterated the importance of reminding the Carrboro Business Alliance of the upcoming public hearing on the proposed text amendment.

Motion was made by Terri Turner and seconded by Leo Gaev that the Economic Sustainability Commission recommends that the Board of Aldermen approve the draft ordinance on the condition that the Residential zoning districts are not included in the ordinance. See Attachment A for the associated findings.

There was a motion by Bob Saunders and seconded by Robert Hash to send another notification to the Carrboro business community about the March 22, 2016 public hearing. The motion carried unanimously.

The next item on the agenda was to discuss the loan application for Emma Dunbar and Younes Sabouh as the Eden Food Group LLC for a new restaurant concept known as Tandem. Ms. Stone summarized the application for the ESC.

- The applicants have submitted all the requested information including the application, business plan, 5 year profit/loss projections, payroll projections, start-up expenses, detail drawings of the floor plan, personal financial statements and tax returns from both owners, capital revenue sources and cash available, personal credit reports and documentation of real property used for collateral.
- The applicant is requesting \$100,000.00 for business start-up and operating cost in the first year. The owners have already signed a lease for 5 years and a 5 year option to extend and have begun the process of up-fitting the space in Carr Mill Mall. Both have extensive experience in the restaurant/hospitality industry and have been working together for the past 5 years at City Kitchen in Chapel Hill. Both owners have demonstrated very good and excellent credit ratings.
- The business will create 15 Full-time jobs and 15 Part-time jobs with wages between \$10/hr to \$15/hr.
- Ms. Dunbar is offering her home at 104 Gracewood Place as collateral for the loan. A recent evaluation from a real estate professional valued the home at \$252,777.00. Ms. Dunbar has a mortgage with Wells Fargo for the home in the amount of \$216,000.00, putting the equity in the home at \$36,239.00.



- The applicants are using \$200,000.00 of their own cash for start-up/operating cost and have demonstrated available credit sources.

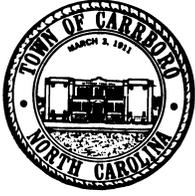
Elizabeth Morris of the Small Business Technology Development Center was on hand to discuss the application. She said she felt like it was a strong business plan and that the applicants had accurately represented cost/expenses and revenues.

There was a motion by Terri Turner, seconded by Matt Neal to recommend the Board of Aldermen approve the loan request of at least \$56,239.00 and up to the requested \$100,000.00 if the applicants can demonstrate additional equity in Ms. Dunbar's property. The ESC is recommends a 10 year term at 3% interest rate with payments deferred for one year.

There was a discussion to recommend interest-only payments instead of deferred payments for the first year.

Motion carried for the original motion 6 in favor and 3 opposed. Those opposed asked that it be stated for the record the opposition was in regard to the first year's payments.

The meeting was adjourned at 9:30 p.m.



# TOWN OF CARRBORO

Economic Sustainability Commission

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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

THURSDAY, FEBRUARY 4, 2016

### LAND USE ORDINANCE TEXT AMENDMENT TO ESTABLISH REGULATIONS FOR FACILITIES THAT PROVIDE SOCIAL SERVICES INCLUDING DINING

Motion was made by Terri Turner and seconded by Leo Gaev that the Economic Sustainability Commission recommends that the Board of Aldermen approve the draft ordinance on the condition that the Residential zoning districts are not included in the ordinance.

**VOTE:**

AYES: (9 )

ABSENT/EXCUSED: (0)

NOES: (0 )

ABSTENTIONS: (0 )

**Associated Findings**

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

Motion was made by Terri Turner and seconded by Leo Gaev that the Economic Sustainability Commission of the Town of Carrboro finds the proposed text amendment, is consistent with *Carrboro Vision 2020*, particularly the following provisions relating to Carrboro's support of human services and inclusion of the interests of all citizens when making development decisions:

**1.31** The town should continue to look for unmet needs, to inform the Orange County Commissioners of those needs, and to urge them to address those unmet needs.

1.32 The town should continue to support human service needs that are above and beyond those met by the County.

1.33 The town should develop a comprehensive plan for supporting the needs of special populations, including senior citizens and immigrants, in which these populations identify their needs rather than the community at large. Such a plan would focus particularly on transit needs easy access and proximity to health care and integration into the greater community.

1.35 The town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly, children, those with disabilities and those living on low-, middle-, or fixed incomes.

1.44 The town should continue to seek opportunities to exercise more local control of revenue options and community health and welfare options.

## 2.0 Development

Carrboro's development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected. Respect for and protection of the natural environment should be integrated into the town's policies as a high priority in enriching the quality of life. As much as possible, Carrboro's town character should be preserved; and the town should respond to citizen initiatives toward that goal. The community should continue to foster diversity, welcoming people of all races, ages, ethnicity, sexual orientations, and social and economic backgrounds. Growth should occur in a balanced fashion, and at a rate that does not jeopardize the values set forth by Vision202. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

2.11 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 impact 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.

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

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

3.63 The town should encourage the development of underutilized property in the downtown area.

- 4.13 The town should cooperate with Chapel Hill and other regional entities in a comprehensive transportation plan to include: regional transit service conducted by the Triangle Transit Authority, seamless connections among all the region's public transit systems, and shorter routes and more frequent service

The Economic Sustainability Commission furthermore finds that the above described amendment is reasonable and in the public interest because it expands the use of a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

**VOTE:**

AYES: (9 )

ABSENT/EXCUSED: (0 )

NOES: (0 )

ABSTENTIONS: (0 )

*Arthur "Beven" Ramsey*

(Chair)

(Date)