

Chapel Hill Carrboro Chamber OF COMMERCE

2007 Carrboro Elections Summary

The Chapel Hill-Carrboro Chamber of Commerce is actively participating in several municipal election activities to learn more about candidate support for sustainable community issues, so that the Chamber can distribute this information to our members and their employees. To assist in this effort, the Chamber Board of Directors unanimously approved Community Vision 2007, which outlines the Chamber's goals for the upcoming municipal elections. In late August, Community Vision 2007 was distributed to candidates for municipal office in the Towns of Carrboro and Chapel Hill. Community Vision 2007 identifies six goals the Chamber encourages voters and candidates to address in the upcoming municipal elections. Each candidate was asked to consider the objectives of developing and maintaining environmental, social, and economic sustainability when developing their platforms and addressing current community concerns.

The Chamber also surveyed candidates about important municipal issues related to sustainability and business climate. Each survey was followed by an in-person candidate interview to obtain more detailed information about candidate viewpoints on these important issues. For a list of candidates and their survey responses along with Chamber commentary, please visit www.carolinachamber.org/elections.

In early October, the Chamber hosted two community forums with EmPOWERment, Inc., Community Action Network, WCHL 1360 AM and the Carrboro Citizen. These forums were broadcast live on WCHL, giving candidates from Carrboro and Chapel Hill the chance to weigh-in on key issues in their respective communities. The Chamber is proud to participate in these election activities and support our members and their employees in learning more about each candidate's commitment to our community.

The candidates for public office in Carrboro are:

Carrboro Mayor	*Mark Chilton www.markchilton.org
	Chuck Morton www.chuckmorton.org
	Brian Voyce www.yourvoyce.org
Carrboro Board of Aldermen (You may vote for up to four candidates)	Frank Abernethy
	*Joal Broun
	*Dan Coleman www.alderdan.com
	Sharon Cook www.cookforcarrboro.com
	Lydia Lavelle www.lydiavelle.com
	Katrina Ryan www.katrinaryan.com

*denotes incumbent

Carrboro Survey Results

1.) Is increasing the commercial tax base in Carrboro an important priority for you?	Mayoral Candidates			Carrboro Board of Aldermen Candidates						Chamber Position
	Chilton	Morton	Voyce	Abernethy	Broun	Coleman	Cook	Lavelle	Ryan	
	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.) Would you support shortening the time it takes to have a project approved or denied in Carrboro if the quality of the development and level of citizen input remained high?	Mayoral Candidates			Carrboro Board of Aldermen Candidates						Chamber Position
	Chilton	Morton	Voyce	Abernethy	Broun	Coleman	Cook	Lavelle	Ryan	
	Y	N	Y/N	Y	U	U	Y	Y	Y	Y
3.) Would you support creating a set of criteria for desirable development projects and then expediting the approval process for projects that meet those established objectives?	Mayoral Candidates			Carrboro Board of Aldermen Candidates						Chamber Position
	Chilton	Morton	Voyce	Abernethy	Broun	Coleman	Cook	Lavelle	Ryan	
	Y	N	Y/N	Y	U	U	Y	Y	Y	Y
4.) Do you support land use regulations and regulatory practices that promote workforce housing and residential density along transportation corridors?	Mayoral Candidates			Carrboro Board of Aldermen Candidates						Chamber Position
	Chilton	Morton	Voyce	Abernethy	Broun	Coleman	Cook	Lavelle	Ryan	
	Y	Y	Y	Y	Y	Y	Y	U	Y	Y
5.) Would you support a cap on the privilege license tax?	Mayoral Candidates			Carrboro Board of Aldermen Candidates						Chamber Position
	Chilton	Morton	Voyce	Abernethy	Broun	Coleman	Cook	Lavelle	Ryan	
	N	U	N	Y	U	Y	Y	U	Y	Y
6.) Do you think a healthy growing economy is an equally important component of community sustainability as environmental protection and social equity?	Mayoral Candidates			Carrboro Board of Aldermen Candidates						Chamber Position
	Chilton	Morton	Voyce	Abernethy	Broun	Coleman	Cook	Lavelle	Ryan	
	Y	Y	Y	Y	U	Y	Y	U	Y	Y
7.) Do you generally support the concept of developing the Horace Williams Tract into a mixed use research park (Carolina North)?	Mayoral Candidates			Carrboro Board of Aldermen Candidates						Chamber Position
	Chilton	Morton	Voyce	Abernethy	Broun	Coleman	Cook	Lavelle	Ryan	
	Y	Y	Y	U	U	Y	U	Y	Y	Y
8.) Do you agree with the town's stated goal of doubling commercial density?	Mayoral Candidates			Carrboro Board of Aldermen Candidates						Chamber Position
	Chilton	Morton	Voyce	Abernethy	Broun	Coleman	Cook	Lavelle	Ryan	
	Y	Y	Y/N	Y	Y	Y	Y	Y	Y	Y
9.) Will you vote to identify an additional commercial node in Carrboro?	Mayoral Candidates			Carrboro Board of Aldermen Candidates						Chamber Position
	Chilton	Morton	Voyce	Abernethy	Broun	Coleman	Cook	Lavelle	Ryan	
	Y	Y	Y/N	Y	Y	Y	Y	Y	Y	Y
10.) Do you believe the town should consider extending its moratorium in the Northern Study Area if it has not completed its rezoning process by its expiration in October?	Mayoral Candidates			Carrboro Board of Aldermen Candidates						Chamber Position
	Chilton	Morton	Voyce	Abernethy	Broun	Coleman	Cook	Lavelle	Ryan	
	Y	Y	Y	N	Y	U	Y	Y	Y	N
11.) Do you think the town needs to do more to make sure its committees and taskforces include more representation from the business community where there is currently very little?	Mayoral Candidates			Carrboro Board of Aldermen Candidates						Chamber Position
	Chilton	Morton	Voyce	Abernethy	Broun	Coleman	Cook	Lavelle	Ryan	
	N	Y	Y	Y	U	U	Y	U	Y	Y

This material is also available online at <http://www.carolinachamber.org/elections/>

For the following question, candidates were asked to limit responses to 50 words.

12.) List up to three specific things you would do to make Carrboro a better place to do business.		
Mayoral Candidates		
Chilton	Morton	Voyce
1) Be less restrictive of home-based businesses. 2) Increase the number and variety of childcare options available to Carrboro workers in order to make childcare more affordable. 3) Create more commercial space in which Carrboro businesses can expand and new businesses can get started.	1) Affordable housing. 2) Increased commercial space.	1) Eliminate the privilege tax. 2) Address inadequate commercial parking. 3) Quantify the financial impacts of Carolina North on local businesses.

13.) List up to three specific things you would do to make Carrboro a better place to do business.		
Carrboro Board of Aldermen Candidates		
Abernethy	Broun	Coleman
1) Complete the new fire station. 2) Maintain upkeep of sidewalks and increase parking. 3) Allow police to enforce federal detainer laws.	1) Increase and maintain affordable housing. 2) Increase the commercial tax base to alleviate the taxes on the residential tax payer. 3) Ensure that the town will have sufficient revenue to meet its capital improvement needs.	1) Continue to aggressively pursue increased commercial density downtown and develop a meaningful long-term downtown parking plan. 2) Identify appropriate sites for transit-oriented, mixed-use development in northern Carrboro and establish appropriate zoning. 3) Foster a strong, sustainable economy by supporting entrepreneurship, business alliances and a "think local first" economic development strategy.
Cook	Lavelle	Ryan
I will continue to work to identify properties along Carrboro's main transit corridors which will best meet the needs of retail, office and light industrial business developers. I will look at addressing impediments to business development, such as costly and lengthy rezoning constraints, currently faced by business developers.	1) Identify areas for commercial growth, especially in the northwest area. 2) Explore revising the Land Use Ordinance so that it is searchable and easier to navigate. 3) Meet with existing business owners to hear their ideas and discuss ways to enhance the "Shop Orange" education effort.	1) Repeal the Privilege Tax. 2) Work to put commercial zoning on the ground in Northern Carrboro. 3) Rework the VMU ordinances so that mixed-use developments must include retail and office space in proportion to the size of the development.

The following is the Chamber's commentary on each of the Carrboro candidates based on his/her survey responses and interviews:

Mayoral Candidates	
Chilton	Morton
Mark Chilton, an attorney and Realtor, is seeking reelection for a second term as mayor of Carrboro. Mr. Chilton is running for mayor to continue working on his top priorities—making Carrboro more pedestrian and bicycle friendly and expanding the commercial tax base. He is generally supportive of the Carolina North development and, with appropriate pedestrian planning and scale, Mr. Chilton would be a proponent of the project. In terms of the development process, he is supportive of streamlining the system to expedite development contingent on a project meeting certain sustainability criteria. He also expresses openness to examining alternative ways to structure the privilege license tax but does not believe the tax should be capped. In the Northern Study Area, Mr. Chilton wants to see some mixed use commercial development in specifically targeted areas. The Chamber views Mr. Chilton as a very knowledgeable candidate, interested in the Chamber's priorities, and supportive of the local business community.	Chuck Morton works for a local delivery service and has lived in Carrboro since 1992. Having served on the Appearance Commission since 1999, Mr. Morton demonstrates a strong understanding of local issues and community design. He is prioritizing downtown redevelopment and affordable housing in his campaign. Mr. Morton agrees with doubling the commercial tax base and plans to do so by locating a commercial node in the Northern Area and promoting redevelopment in the downtown. He also believes Carrboro should continue to be inclusive and feels some housing should be built inexpensively in order for it to stay inexpensive. Mr. Morton is also a strong supporter of full review of all development and is not supportive of streamlining the development process for exceptional projects; a potential conflict with achieving more affordable housing. We are impressed with Mr. Morton's commitment to Carrboro and economic development and hope if elected, he will reexamine the importance of a faster, more certain development process.
Voyce	
<p>Brian Voyce, an attorney, says he is running for mayor of Carrboro in order to raise awareness of the Rogers Road trash transfer site. Stopping Orange County's use of this land as a transfer site is Mr. Voyce's number one priority. In terms of the development process, Mr. Voyce believes the town should be clearer in defining what type of development it wants and where development should occur. He is very supportive of growing the commercial tax base in particular areas and eliminating the privilege license tax. Mr. Voyce would like to see some commercial development in Carrboro's Northern Area but on a neighborhood scale and in environmentally appropriate locations. While the Chamber's objectives are not foremost in Mr. Voyce's campaign, the Chamber does see him as a strong candidate for quality economic development.</p>	

EARLY VOTING:
One-Stop Voting Ends 1PM, Nov. 3

Election Day:
Tuesday, November 6th

To see a sample ballot, please visit:
www.co.orange.nc.us/elect/SampleBallot.asp

Carrboro Board of Aldermen Candidates		
Abernethy	Broun	Coleman
Frank Abernethy is running for office in order to provide a fresh, new perspective on the Board of Aldermen. Generally, Mr. Abernethy believes growth is a good thing so long as there is adequate infrastructure to support the new development. He is also supportive of mixed use development in the Northern Area and wants to expand the commercial tax base in order to ensure the long-term success of Carrboro. Mr. Abernethy is generally supportive of the Chamber's goals but did not demonstrate a deep understanding of local issues. Mr. Abernethy is not the most experienced candidate and lacks concrete objectives but displays a willingness to learn about issues and engage with local businesses.	Joal Broun is an attorney in the Secretary of State's office and has served on the Carrboro Board of Aldermen for nine years. Top priorities for Ms. Broun, if reelected, are increasing the stock of affordable housing and maintaining affordability in current neighborhoods. In order to do this, Ms. Broun expresses an openness to zoning for more density. She is also interested in expediting the approval process for projects that meet an objective checklist of development criteria. Ms. Broun is supportive of Carolina North if it includes affordable housing, schools, commercial and retail along with mass transportation components. Ms. Broun expresses genuine and strong support for economic development and doubling the commercial tax base, though, unfortunately little progress has been made in these areas during her term in office.	Dan Coleman is a database software developer running for the first time for a seat on the Carrboro Board of Aldermen. Having recently moved to Carrboro, Mr. Coleman was appointed to the Board of Aldermen in 2006 to fill the remainder of an unexpired term. Mr. Coleman's main priorities include neighborhood protection, environmental protection, housing affordability and strengthening the tax base through the support of local small businesses. Mr. Coleman's strengths include his long history of community and civic participation and a well researched, strong command of the issues. His business-friendly responses during his interview and to the Chamber survey, however, must be considered in the context of his long history of public criticism of business and university leaders and his past criticism of the Chamber's work, which make him less attractive as an Alderman candidate.
Cook	Lavelle	Ryan
Sharon Cook is an active community volunteer whose home was annexed into Carrboro in 2004. The primary reason Ms. Cook is running for office is to ensure that there is representation of Carrboro's Northern Area on the Board. Ms. Cook is knowledgeable about local planning issues and the environment and is committed to growing Carrboro's economy. She views the privilege license tax as a "hidden" tax that does not generate significant revenue and believes it should be abolished. As a member of the Carrboro Planning Board, Ms. Cook is supportive of streamlining the development process and creating a set of objective criteria that would expedite desirable projects, both goals of the Chamber. On the issue of Carolina North, Ms. Cook is supportive of the proposed development but believes the town should be careful to understand the full impacts of the project on traffic congestion and the environment. The Chamber thinks Ms. Cook is a strong candidate for Carrboro and Carrboro businesses.	Lydia Lavelle is an attorney who moved to the Northern Area of Carrboro in 2004. In 2005, Ms. Lavelle was a finalist for appointment to the Board after Mark Chilton's seat was vacated. Having served on the Carrboro Planning Board, she demonstrates a detailed understanding of the development process and expresses an interest in seeing the process streamlined and the land use ordinances more clearly laid out. Ms. Lavelle's passion for the environment is clear, though in the Chamber's estimate, she is pragmatic in balancing that interest with expanding the commercial tax base and needs of local businesses. She is open to potentially capping the privilege license tax and expresses an interest in working with the business community to improve business success in town. Overall, Ms. Lavelle is a very attractive choice as a candidate for Alderman.	Katrina Ryan, a small business owner, is a resident of Carrboro's Northern Area and is running for the Board because she is not happy with how Carrboro is being governed and how its citizens are being represented. Ms. Ryan believes the Board of Aldermen are too focused on micro-level issues and not focused enough on larger issues and delivering key services. She is a strong proponent of doubling the commercial tax base and other top priorities including getting commercial zoning on the ground and growing and expanding businesses in Carrboro. Ms. Ryan also wants to repeal the privilege license tax. She has a very strong command of the issues, is well researched and would be an excellent representative of business and community interests in Carrboro.