

## **MEMORANDUM**

TO: Chapel Hill Planning Board

FROM: Gene Poveromo, Development Manager  
Judy Johnson, Senior Planner

SUBJECT: Application for Special Use Permit Modification – Southern Village Core, 1020-1100 US 15-501 South (Project No. 12-100)

DATE: August 20, 2013

### **DESCRIPTION OF THE APPLICATION**

This memorandum describes the request related to the Southern Village Core Special Use Permit Modification. The application is proposing to remove the existing square footage caps applied in the Village Core for the different land uses. No change is requested to increase the total amount of square footage. The applicant is requesting flexibility in the caps similar to the standards of the Mixed Use-Village (MU-V) zoning district.

### **RECOMMENDATION**

We recommend that the Planning Board receive comments, consider the attachments associated with the application, and make recommendations to the Town Council on the application. Your recommendations will be part of the Council's consideration at the public hearing, tentatively scheduled for Monday September 16, 2013.

### **ATTACHMENTS**

1. Staff Report on the Southern Village-Village Core Special Use Permit Modification, with attachments

**STAFF REPORT**

**SUBJECT:** Application for Special Use Permit Modification – Southern Village – Village Core, Market Street (Project No. 12-100)

**DATE:** August 20, 2013

**INTRODUCTION**

Attached for your consideration is an application for a Special Use Permit Modification submitted by Redwing Land, LLC, an affiliate of Bryan Properties. The 25-acre site is the Village Core Storefront District and Village Green in Southern Village. The site is located along Market Street and is identified as all or portions of the Orange County Parcel Identifier Numbers identified on Resolution A.

**BACKGROUND**

July 1993 Master Land Use Plan approved by Town Council for 312-acre Southern Village Site.

July 1993 Special Use Permit for Village Core approved by Town Council.

October 1996 Special Use Permit Modification for the Village Core was approved by the Town Council. The permit approved:

- 62,500 square feet of retail commercial space;
- 145,000 square feet of office space; and
- 162,500 square feet of residential space.

An additional stipulation allowed the percentage of retail floor area to be increased by up to 20% provided the floor area of the alternate component(s) accordingly be reduced, so that there is no net increase in floor area. The provision would allow a maximum of 75,000 square feet of commercial floor area in the Village Core.

December 12, 2012 Submittal of Special Use Permit Modification application.

<b>Site Description</b>	
Address	Market Street, Chapel Hill
Location Description	The site is located west of US 15-501 within the Southern Village development.
Orange County Parcel Identifier Numbers	The Orange County Parcel Identifier Numbers are 9777-95-9895; 9787-04-3525; 9787-04-4829; 9787-04-6740; 9787-04-7000; 9787-05-0568; 9787-05-1777; 9787-05-1878; 9787-05-2207; 9787-05-2632; 9787-05-3252; 9787-05-3344; 9787-05-4714; 9787-05-5432; 9787-05-5893; 9787-05-5943; 9787-05-6725; 9787-06-0059; 9787-06-0077; 9787-06-0095; 9787-06-1004; 9787-06-1022; 9787-06-1041; 9787-06-1142; 9787-06-

	1163; 9787-06-1185; 9787-06-2027; 9787-06-2083; 9787-06-2104; 9787-06-2125; 9787-06-2146; 9787-06-2166; 9787-06-2187; 9787-06-3056; 9787-06-3059; 9787-06-3151; 9787-06-3163; 9787-06-3165; 9787-06-3167; 9787-06-3270
Property Description	25-acre, 40-lot assemblage
Existing Zoning	Neighborhood Commercial-Conditional (NC-C)

### **DEVELOPMENT PROPOSAL SUMMARY**

The application is proposing to remove the existing square footage caps applied in the Village Core for the different land uses. The total square footage permitted for the Village Core is 370,000 square feet. No change is requested to increase the total amount of square footage. When the Village Core was approved by the Council in 1993 and modified in 1998, Mixed Use-Village (MU-V) zoning district had not been created. The Southern Village-Village Core is zoned Neighborhood Commercial-Conditional (NC-C) with a modification adjusting the Land Use Intensity (LUI) Ratios to Use Group B, Town Center-1 (TC-1) zoning district.

The applicant is requesting flexibility in the caps similar to the standards of the Mixed Use-Village (MU-V) zoning district. Those standards are at least 25 percent of the floor area to be residential and non-residential.

Land Use	Existing Square Footage Maximums	Proposed Percentage	Proposed Square Footage Minimums
Office	145,000 square feet	at least 12.5%	46,250 square feet
Retail	62,000 square feet*	at least 12.5%	46,250 square feet
Residential	162,500 square feet	at least 25%	92,500 square feet
Total	370,000 square feet		370,000 square feet

\*exception granted to allow a 20% increase provided no new floor area.

### **STAFF ANALYSIS OF THE APPLICATION**

We believe the proposed change to the land use limits is a reasonable request to providing the needed flexibility for economic sustainability. Since the Southern Village development was approved, the Land Use Management Ordinance has been adopted with the Mixed Use-Village (MU-V) zoning district. This zoning district was developed to provide flexibility to developments over time.

### **SPECIAL USE PERMIT FINDINGS**

The applicant's materials are included as attachments to this memorandum. All information submitted at the public hearing will be included in the record of the hearing. Based on the evidence that is submitted, the Council will consider whether or not it can make each of four required findings for the approval of a Special Use Permit. The four findings are:

Finding #1: That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;

Finding #2: That the use or development would comply with all required regulations and standards of the Land Use Management Ordinance;

Finding #3: That the use or development is located, designated, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and

Finding #4: That the use or development conforms to the general plans for the physical development of the Town as embodied in the Land Use Plan and in the Comprehensive Plan.

Following the public hearing, we will prepare an evaluation of the evidence submitted in support of and in opposition to this application.

### **RECOMMENDATION**

Staff Recommendation: We recommend that the advisory boards review the application and make a recommendation to the Town Council. We recommend that the advisory boards recommend that the Council adopt Resolution A, approving the application with conditions.

### **ATTACHMENTS**

1. Resolution A
2. Resolution B
3. Applicant's Combined Materials, Including, Developer's Statement, Statement of Justification, Application, and Project Fact Sheet,
4. Area Map

**RESOLUTION A**

(Approving the Southern Village-Village Core Special Use Permit Modification Application)

**A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT MODIFICATION FOR THE SOUTHERN VILLAGE-VILLAGE CORE (PROJECT NO. 12-0100)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that the Special Use Permit Modification, in the form of land use limitations, proposed by the Redwing Land, LLC, having applied to the Town Council for modification of the existing Special Use Permit recorded in the Orange County Register of Deeds Book 1197, Page 498, said modifications granted by the Town of Chapel Hill on \_\_\_\_\_, 2013, the terms of said modification being as follows:

1. Comply with all required regulations and standards of the Land Use Management Ordinance; and
2. Be consistent with the Southern Village-Village Core Special Use Permit that was approved on July 6, 1993.

BE IT FURTHER RESOLVED that the Town Council hereby approves the application for a Special Use Permit Modification for the Southern Village-Village Core, modifying the Southern Village-Village Core Special Use Permit recorded on December 28, 1993 in Orange County Deed Book 1197, Page 498, in accordance with the plans listed above and with the conditions listed below:

Orange County Parcel Identifier Numbers:

9777-95-9895; 9787-04-3525; 9787-04-4829; 9787-04-6740; 9787-04-7000; 9787-05-0568; 9787-05-1777; 9787-05-1878; 9787-05-2207; 9787-05-2632; 9787-05-3252; 9787-05-3344; 9787-05-4714; 9787-05-5432; 9787-05-5893; 9787-05-5943; 9787-05-6725; 9787-06-0059; 9787-06-0077; 9787-06-0095; 9787-06-1004; 9787-06-1022; 9787-06-1041; 9787-06-1142; 9787-06-1163; 9787-06-1185; 9787-06-2027; 9787-06-2083; 9787-06-2104; 9787-06-2125; 9787-06-2146; 9787-06-2166; 9787-06-2187; 9787-06-3056; 9787-06-3059; 9787-06-3151; 9787-06-3163; 9787-06-3165; 9787-06-3167; 9787-06-3270

Stipulations Specific to the Development

1. Land Uses: That the following land use caps are permitted for the Southern Village-Village Core:

Land Use	Permitted
Office	minimum 12.5% (46,250 square feet)
Retail	minimum 12.5% (46,250 square feet)
Residential	minimum 25% (92,500 square feet)
Total	370,000 square feet of floor area

2. Vested Right: This Special Use Permit constitutes a site specific development plan establishing a vested right as provided by N.C.G.S. Section 160A-385.1 and Appendix A of the Chapel Hill Land Use Management Ordinance.
3. Continued Validity: That continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
4. Non-Severability: That if any of the above conditions is held to be invalid, approval in its entirety shall be void.

BE IT FURTHER RESOLVED that the Council hereby approves the application for a Special Use Permit Modification for the Southern Village-Village Core.

This the \_\_\_\_day of \_\_\_\_\_, 2013.

**RESOLUTION B**

(Denying the Southern Village-Village Core Special Use Permit Modification)

**A RESOLUTION DENYING AN APPLICATION FOR A SPECIAL USE PERMIT MODIFICATION FOR THE SOUTHEN VILLAGE-VILLAGE CORE DEVELOPMENT (PROJECT NO. 12-100)**

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that the Special Use Permit Modification, in the form of land use limitations, proposed by Redwing Land, LLC, having applied to the Town Council for modification of the existing Special Use Permit recorded in the Orange County Register of Deeds Book 1197, Page 498, said modifications granted by the Town of Chapel Hill on \_\_\_\_\_, 2013, the terms of said modification being as follows would not:

1. maintain or promote the public health, safety, and general welfare;
2. maintain or enhance the value of contiguous property; and
3. conform with the Comprehensive Plan.

BE IT FURTHER RESOLVED that the Town Council hereby denies the application for a Special Use Permit Modification for the Southern Village-Village Core.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

# **Request for Special Use Permit Modification**

## **Modification of Southern Village -- Village Core Storefront District and Village Green Entranceway District**

Revised July 16, 2013

Applicant: Bryan Properties, Inc.  
400 Market Street, Suite 115  
Chapel Hill, NC 27516

Project Narrative  
Project Fact Sheet  
Statement of Justification



## **Project Narrative**

This is a request for a modification of the Special Use Permit for the Southern Village - Village Core Storefront District and Village Green Entranceway District. The original SUP was modified in 1998 and a copy of that SUP modification is attached.

We seek only one change, and it is best viewed as a text amendment. We are not seeking permission to create new space.

Specifically, we request removal of the square footage caps in the existing SUP to permit the level of flexibility similar to what is now in place for the Meadowmont Village Center, which is zoned Mixed Use Village Arterial.

Currently the Village Core (Village Center) has the following caps (upper limits) on square footage as follows:

Office	145,000 SF
Retail	62,500 SF
Residential	162,500 SF
Total	370,000 SF

Attached is a chart showing the current allocation of office, retail and residential space in the Village Center.

We would like to retain the existing limit on square footage, or 370,000 SF. We are not asking permission to create any new built space beyond this limit. However, it is important to relax the absolute caps on each type of use. The Village Center now functions as a downtown, and needs the flexibility to adapt to market changes.

We request that the SUP be modified as follows: Remove the language establishing these caps and replace it with language requiring at least 25 percent residential, at least 12.5 percent retail and at least 12.5 percent office.

Here are examples of situations that might make such flexibility essential.

The Lumina Theatre is a retail use. If movie-going habits change, or competition for the local audience intensifies, a movie theater in this location (620 Market Street) may no longer be economically viable. Should that occur, we would like the flexibility to convert that space to office, if that is what the market would allow.

Another example: Let's say that we have retail uses occupying 62,500 SF in the Village Center, and a pharmacist approaches us with a plan to open an independent pharmacy in Southern Village. We would not be able to accommodate this request if we already were at our current retail SF capacity.

These Village Core caps initially were the Council's way of ensuring that the Village Center be truly mixed use. This plan succeeded. However, for the Village Center to continue to thrive, it needs the flexibility to respond to market conditions and desires of Chapel Hill residents rather than somewhat arbitrary square footage caps that were established almost 20 years ago.

Southern Village has evolved over the last two decades, as the chart below illustrates. The most dynamic area is the Village Center, because it is home to local businesses, a theater, stores and restaurants. We believe a 25%/12.5%/12.5% rule will serve to maintain mixed use and support economic viability in the Village Center of Southern Village.

## Southern Village Evolution

1992  
Chapel Hill Southern Area Plan

2012  
Chapel Hill 2020 Plan

1993

SV approvals granted

1994

Infrastructure begins

Collaboration begins for Scroggs School

First lots sold to builders

1995

First home occupied

Day care approved

Phase 1 townhomes approved

Corner Cafe opens

2012

Corner Cafe becomes

Edward D. Jones office

Park-Ride Lot opens

Park-Ride lot at capacity

Southern Village Apartments open

Infrastructure for Market Street begins

1996

Day care opens

2011

Day care expands

Other residential

and village center

approvals granted

1997

2011 SV greenway connects to  
Morgan Creek GW and SC park

Phase 2 residential begins

Greenway construction begins

1998

SV Racquet and Swim Club opens

Condominium Phase 1 begins

1999

Christ Church opens

700 Market Street opens

Mary Scroggs School opens

Market Street infrastructure complete

2000

Lumina Theater opens

2001

Condominium final phase complete  
Bike and pedestrian improvements complete

2002

Weaver Street Market opens  
Several Market Street buildings completed

2003

Last new home sale

2005

410 Market Street completed

2008

Hotel proposal for Village Center  
parking lot

2012

Hotel and apartment proposal for 15-501 South, adjacent to Village Center

## **Statement of Justification**

The applicant, Bryan Properties, Inc., submits the following information as evidence that this requested Special Use Permit modification meets the four Special Use Permit findings of fact.

**Finding # 1: That the use or development is located, designed and proposed to be operated to as to maintain or promote the public health, safety and general welfare.**

This requested modification -- to increase flexibility in amount of square feet devoted to residential and non-residential uses in the Village Core Storefront District -- will have no different impact on the public health, safety and general welfare than the current uses operating under the SUP as modified in 1998. No new types of uses are being requested. No additional square footage is being sought beyond the limit established by the 1998 SUP modification approved by the Town. This modification would affect only ALLOCATION OF EXISTING SPACE AMONG EXISTING USES.

**Finding # 2: The the use or development complies with all required regulations and standards of this chapter, including all applicable provisions of articles 3 and 5, the applicable specific standards contained in the supplemental use regulations (article 6), and all other applicable regulations.**

Article 3  
Zoning Districts, Uses and Dimensional Standards

This modification makes no request for change in zoning, uses or dimensional standards.

Article 5  
Design and Development Standards

This modification makes no request for additional built space. Therefore, issues related to site layout and design, RCD, recreation, buffering, landscaping, tree canopy, access and circulation, parking, solid waste collection and recycling, utilities and stormwater management are not affected by this modification.

**Finding # 3: That the use or development is located, designed and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use of development is a public necessity.**

The proposed change would maintain or enhance the value of contiguous properties. Greater flexibility in the amount of space that could be devoted to office or retail, depending on market demand, would enhance the economic viability of the Village Center as a whole. Maintaining the current fixed caps does not allow the Village Center to respond nimbly to market changes. In certain circumstances, this could result in longer term vacancies.

A vibrant and economically vital Village Center has an indirect beneficial effect on the values of all properties in Southern Village. Local realtors report that

homebuyers considering Southern Village place a high value on being able to walk to restaurants, shops and services.

**Finding # 4: That the use or development conforms with the general plans for the physical development of the town as embodied in this chapter and in the comprehensive plan.**

This modification request does not involve any new built space or differentiation in uses; it merely asks for more flexibility in the ratio of already permitted uses within the Village Center.

This modification would support goals of the Comprehensive Plan in the following ways:

1. Strengthens existing local businesses.
2. Supports commercial tax base.
3. Promotes connectivity of all types -- social, economic and physical, through walkability.
4. Compatible with transit use.
5. Efficient use of public facilities.
6. Strengthens mixed-use area.

# SPECIAL USE PERMIT APPLICATION



**TOWN OF CHAPEL HILL**  
**Planning Department**  
405 Martin Luther King Jr. Blvd  
Chapel Hill, NC 27514  
phone (919) 968-2728 fax (919) 969-2014  
www.townofchapelhill.org

Parcel Identifier Number (PIN): N/A

Date: 12/5/2012 rev. 7/18/2013

## Section A: Project Information

Project Name: Modification to the Special Use Permit for the Southern Village - Village Core Storefront District and Village Green Entranceway District

Property Address: Market Street, Chapel Hill Zip Code: 27516

Use Groups (A, B, and/or C): A & B Existing Zoning District: NC-C

Project Description: Request to modify existing SUP by eliminating square footage caps for office, retail, and residential - and apply the following: at least 25% residential, 12.5% retail, and 12.5% office.

## Section B: Applicant, Owner and/or Contract Purchaser Information

### Applicant Information (to whom correspondence will be mailed)

Name: Redwing Land, LLC, an affiliate of Bryan Properties

Address: 400 Market Street, Ste. 115

City: Chapel Hill State: NC Zip Code: 27516

Phone: (919) 933-4422 Email: rosemary.waldorf@gmail.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### Owner/Contract Purchaser Information:

**Owner**

**Contract Purchaser**

Name: Redwing Land, LLC, an affiliate of Bryan Properties

Address: 400 Market Street, Ste. 115

City: Chapel Hill State: NC Zip Code: 27516

Phone: (919) 933-4422 Email: rosemary.waldorf@gmail.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**PROJECT FACT SHEET**  
 TOWN OF CHAPEL HILL  
 Planning Department

**Section A: Project Information**

Application type: Modification to the Special Use Permit for the Southern Village: Village Core Storefront District and Village Green Entranceway District Date: 12/5/2012

Project Name: Modification to the Special Use Permit for the Southern Village: Village Core Storefront District and Village Green Entranceway District

Use Type: (check/list all that apply)

Office/Institutional     Residential     Mixed-Use     Other: \_\_\_\_\_

Overlay District: (check all those that apply)

Historic District     Neighborhood Conservation District     Airport Hazard Zone

**Section B: Land Area**

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	N/A	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	N/A	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	N/A	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	N/A	sq. ft.

**Section C: Special Protection Areas, Land Disturbance, and Impervious Area**

Special Protection Areas: (check all those that apply)

Jordan Buffer     Resource Conservation District     100 Year Floodplain     Watershed Protection District

Land Disturbance	Total (sq ft)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	N/A
Area of Land Disturbance within RCD	N/A
Area of Land Disturbance within Jordan Buffer	N/A

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	N/A	N/A	N/A	N/A
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	N/A	N/A	N/A	N/A
If located in Watershed Protection District, % of impervious surface on 7/1/1993	N/A	N/A	N/A	N/A





# PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

## Section D: Dimensions

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Number of Buildings	N/A	N/A	N/A	N/A
Number of Floors	N/A	N/A	N/A	N/A
Recreational Space	N/A	N/A	N/A	N/A

### Residential Space

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Floor Area (all floors – heated and unheated)	N/A	N/A	N/A	N/A
Total Square Footage of All Units				
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units				
Number of Affordable Dwelling Units				
Number of Single Bedroom Units				
Number of Two Bedroom Units				
Number of Three Bedroom Units				

### Non-Residential Space (Gross Floor Area in Square Feet)

Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial	N/A	N/A			
Restaurant			# of Seats	N/A	N/A
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms	N/A	N/A
Industrial					
Place of Worship			# of Seats	N/A	N/A
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	N/A	N/A	N/A
	Interior (neighboring property lines)			
	Solar (northern property line)			
Height (maximum)	Primary			
	Secondary			
Streets	Frontages			
	Widths			



**Section F: Adjoining or Connecting Streets and Sidewalks**

*(Note: For approval of proposed street names, contact the Engineering Department)*

Street Name	Right-of-way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing curb/gutter
N/A				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
				<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name):

\*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
N/A			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
			<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**Section G: Parking Information**

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	N/A	N/A	N/A
Handicap Spaces	↓	↓	↓
Total Spaces			
Loading Spaces			
Bicycle Spaces	↓	↓	↓
Surface Type	N/A		

**Section H: Landscape Buffers**

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
N/A			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
			<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



# PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

## Section I: Land Use Intensity

Existing Zoning District: NC-C

Proposed Zoning Change (if any):

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
R-5-C	N/A	_____					_____→
	↓						
<b>TOTAL</b>							
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland	↓						

## Section J: Utility Service

Check all that apply					N/A
<b>Water</b>	<input type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other	
<b>Sewer</b>	<input type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other	
<b>Electrical</b>	<input type="checkbox"/> Underground		<input type="checkbox"/> Above Ground		
<b>Telephone</b>	<input type="checkbox"/> Underground		<input type="checkbox"/> Above Ground		
<b>Solid Waste</b>	<input type="checkbox"/> Town		<input type="checkbox"/> Private		