

**Answers to Independent Questionnaire**  
**Evelyn Lloyd**  
**Hillsborough Town Board**

**1. What do you believe are the most important issues facing Hillsborough? If elected, what are your top priorities in addressing those issues?**

Handling growth while preserving Hillsborough's individuality is my biggest concern. Water and the wastewater treatment plant, other infrastructure, transit, sidewalks, and parking are all concerns, in that order.

The town is actively involved in the development of a strategic growth plan in conjunction with Orange County. This follows several joint planning effort with the county, a breakthrough in communication and forethought. It also has in place a Vision 2010 plan for growth drafted by a committee of which I was a member. While I have been on the Town Board, the town has become much more selective in the development projects we approve. We must continue this process of careful and selective planning, and encourage mixed use developments which include open space, walkability and commercial elements that increase our tax base.

In an effort to enhance the town's overall financial situation, in recent years the town as become much more selective in the residential development it approves. It has instead focused on bringing high quality commercial development into the town which will increase tax revenues without burdening residents. Examples include the Gateway Center currently under construction on Churton Street, and the Waterstone mixed-use development on Old Highway 86. I served for ten years on a taskforce comprised of officials from the Town of Hillsborough and Orange County which worked with the Waterstone developer to insure that this large development will enhance the town, rather than simply make money for the developer and drain the town's resources.

Hillsborough has done a much better job than many small towns of maintaining the character and identity of the town, and of preserving a thriving downtown area that includes both business and residences. A large part of maintaining that identity is the opportunity our citizens have to regularly see and talk to one another as they meet downtown to shop and dine and enjoy community gatherings such as "Last Fridays."

Part of Hillsborough's distinction is its rich history. The town has done much to preserve this history and to encourage historical tourism. Town government includes a Historic District Commission that has extensive input into all development projects in the downtown area to be sure that they add to the character of the area, rather than detracting from it. With the assistance of a citizen committee on which I served the town has restored the Town Clock, and celebrated the town's 250<sup>th</sup> birthday in 2004. Efforts such as these must continue.

Growth is surely coming and we must make certain that it improves our town and does not worsen the lives of our citizens. Careful planning must be used so that we encourage only those developments that will benefit our town. During my time on the town board I have worked to preserve what is good about Hillsborough. I have lived here all my life, and I am committed to protecting our town. We do not need more "Big Box" developments owned by national corporations. Instead we need to continue to encourage local businesses that keep revenues circulating in our community. Good things will come if we are careful in what we do.

**2. What is there in your record as a public official or other experience that demonstrates your ability to be effective on the Town Board? This might include career or community service; but please be specific about its relevance to this office.**

First, as I said, I have lived in Hillsborough all my life. I know the town, and I care deeply about its welfare. I have served on the Town Board for sixteen years, and have experience and institutional knowledge that are invaluable assets when it comes to doing the town's business. I understand the town's finances and budgeting process. In addition to my service on the town board I served on other policy making boards, including the NC Board of Pharmacy and the Orange County Board of Health. I understand the importance of making carefully thought-through decisions.

During my tenure I have served on a number of town and county collaborative planning committees. Each of those committees has been important, but perhaps the most critical has been the Economic Development District (EDD) Guidelines Committee which was responsible for the EDD standards applied to the Waterstone development. The work of this committee included the development of entranceway standards which will be applied to the four entrances into Hillsborough.

I also served on the joint town-county committee which developed the Orange Grove Road Access Management Plan. While many elements of this plan will involve cooperation and funding from NCDOT to implement and must continue to be advocated for through the MPO, the plan includes connecting Orange Grove Road to Highway 70A and aligning the intersection of Mayo Street to Eno Mountain Road to assist east-west traffic flow while avoiding Churton Street. The plan also requires the construction of sidewalks as development occurs along Orange Grove Road.

I use the knowledge and insight I have gained in serving on these and other committees in making decisions about matters that concern the town. My decision to vote against about Hampton Pointe was based on a strong belief that through the EDD Guidelines and the Vision 2010 Plan the development could have been better.

**3. How do you define yourself politically and how does your political philosophy show itself in your past achievements and present campaign platform?**

I define myself as a strong progressive who works for the best interests of Hillsborough. I have participated in numerous study commissions and boards through the years. I am committed to protecting Hillsborough from large residential developments that make money for developers but offer little to the town except the added expense of providing services, the cost of which is not covered by new tax income. I own a small business in downtown Hillsborough. I am committed to maintaining a strong, walkable downtown area where people can work, shop, eat and see each other, maintaining through those connections, a strong sense of community. I want to make sure that Hillsborough remains a place where people want to live, and one where we honor the past and embrace the future.

**4. Identify a principled stand you might be willing to take if elected that you suspect might cost you some popularity points with voters.**

In the past I voted against the Hampton Pointe development, which was approved despite my efforts. My reasons included traffic, too much asphalt, run-off, the density, noise of trucks

delivering merchandise, and trucks picking up garbage to name a few. I also thought that the development was too close to I-85, and that it didn't follow the economic development guidelines we worked so hard to develop. I felt that we did not need more big box developments owned by national corporations, but instead we needed to encourage local business to keep revenue circulating in our community. Due to the way I voted and this being such a hot issue at the time, it surely cost me some popularity votes in the end.

**5. On more than one occasion, real estate developer American Asset Corporation submitted plans to turn 200 acres on the southern end of town into a mixed-use development, but Hillsborough officials have been reluctant to give the stamp of approval. Should the Town commit to working with American Asset to develop the property, and if so, under what conditions? If the current proposal does not come to fruition, should the Town recruit a new developer to work on the tract or wait until the next offer comes along?**

Unless American Asset Corporation is willing to work with Hillsborough in a meaningful way to assure us that the development it creates will enhance the town I do not think we should approve their proposed development. To date the company has shown little interest in producing a well thought-out development that has much of anything other than conventional housing units and token concessions to our planning ordinances. The company was given several pages of questions about the proposed development by the town in May of this year. It has been slow to answer, and has responded to only a few. Among other issues, they seem to have no interest in incorporating green building ideas into the residential component of the development. Their recreation facilities and their proposals for handling traffic impacts are both poorly conceived. No matter how many work sessions the town board has with this developer they refuse to provide very much specific information about their proposed development. The number of residential units proposed will max out Phase I of the town's West Fork Reservoir. This will place the town in the financial position of needing to construct Phase II at the same time that it must pay for upgrading the wastewater treatment plant, now in the design phase. We cannot put taxpayers in this position without the assurance that we will actually get a mixed-use development with walkable connections to the town which will pay for itself with its commercial components and add something of value to the town..

I would prefer to wait for a good proposal that reflects the town board's and citizens' values and directions. It took the town ten years to see Watersone start constructing roads and for the Durham Tech campus located there to begin construction. A quality development is worth the wait.

**6. What kinds of development projects would interfere with the town's plans for its future?**

Large heavily residential development anywhere would not benefit the town, but such a development located to the north of Hillsborough outside its water/sewer service area would be heavily automobile-dependant and a particularly good example of what would not be good for Hillsborough. Hillsborough would not have adequate water or sewer capacity to serve the development, and the traffic from the north side of town through Churton Street would be undesirable. To prevent this kind of problem the adopted first stage of Hillsborough's Strategic Growth Plan calls for continued talks with the Orange county about the placement of a buffer

around Hillsborough outside our water/sewer service area similar to the Chapel Hill-Carrboro Rural Buffer. I support this effort.

**7. Under what circumstances should the Town Board consider changing the town attorney?**

The town contracts with the Brough Law Firm for its attorney services each year. The attorney reports to the town board although the town manager has the authority to give an opinion of the memorandum of understanding we have with the law firm.

The Town board has been sued a number of times over the past few years over planning issues, but I do not think that the attorney has been totally responsible for all of the lawsuits. Some of the errors have been made by the planning staff. As a result, the town will be adding another planner at the beginning of 2008.

Another issue has been the fact that some of the town's ordinances are not as up to date as they need to be. To remedy this the Town Board voted to have our ordinances updated over the next two years, which will hopefully help the town's planning staff and the attorney. After all these changes are made I hope that the errors that have been made recently will not continue, but if the town continues to find itself in problematic situations we will need to reevaluate the planning staff and the attorney.

**8. What lessons were learned in the search for the Police chief that could be applied to future hiring decisions?**

The Town Board has no authority in the hiring of town employees other than the manager. The current police chief was hired after the other top candidates either were rejected by the manager or decided that they didn't want to come to Hillsborough. The manager has a hiring process for department heads which includes interviews of the candidates by other Hillsborough department heads. As good as the manager's process might be, it may not bring Hillsborough the best candidate. When the manager has his yearly evaluation by the town board, it would be the appropriate time to discuss this process.

**9. What lessons were learned in the Town's protracted battle to prevent the construction of an asphalt plant within Town limits? What can the Town do to avoid similar problems in the future?**

The town board has learned that it isn't a good idea to call a moratorium in the middle of a board of adjustment hearing or any other public hearing. Also, the board is aware that ordinances need to be reviewed periodically. The area on which the asphalt plant was proposed was zoned general industrial. The list of uses for general industrial had not been reviewed in years. The ordinance for general industrial has been rewritten and is up to date, and the town has initiated a review of all its ordinances to be completed over the next two years.

**10. What approach would you take to resolve the dispute between the factions competing for control of the Hillsborough Farmers Market?**

The Hillsborough Farmer's Market building is owned by Orange County, and the people who participate in the market are a private entity who govern themselves. Therefore the Hillsborough Town Board has no voice in the leadership of the market. I agree with the County Commissioners idea of bringing in a mediator from the Dispute Settlement Center to work with the two factions. If the two groups can't agree on how the market should be managed, perhaps the

county commissioners could appoint a temporary board consisting of people who shop at the market, vendors from the farmers market, and a representative from the county cooperative extension service. The new public market house is such an attractive building and offers the farmers market many wonderful opportunities. I have confidence that an agreement will be found in the near future between the two groups.

EVELYN P. LLOYD  
169 W. TRYON STREET  
HILLSBOROUGH, N.C. 27278

LIFE LONG RESIDENT OF HILLSBOROUGH

EDUCATION: UNC-CHAPEL HILL-B.S. IN PHARMACY

OCCUPATION: PHARMACIST-MANAGER-OWNER OF LLOYD'S PHARMACY  
118 A W. KING STREET WHERE SHE PRACTICES PHARMACY

CIVIC:

CO-FOUNDER OF THE ORANGE COUNTY UNIT OF THE N.C. DEPARTMENT OF  
CORRECTIONS ADVISORY COUNCIL

CO-CHAIRMAN OF THE ORANGE COUNTY HEART FUND DIRECTOR OF THE  
ORANGE COUNTY UNITED WAY

MEMBER OF THE FIRST ORANGE COUNTY BOARD OF ELECTIONS, 1972-1983;  
SECRETARY FOR NINE YEARS

MEMBER OF THE FIRST ORANGE COUNTY BOARD OF HEALTH, 1977-1986;  
CHAIRMAN FOR THE LAST FIVE YEARS

MEMBER OF THE HISTORIC HILLSBOROUGH COMMISSION SINCE 1973

MEMBER OF THE COMMUNITY DEVELOPMENT TASK FORCE TO NORTHERN  
FAIRVIEW

MEMBER OF THE COMMUNITY DEVELOPMENT TASK FORCE TO BELLVUE AND  
LATIMER STREET NEIGHBOURHOODS

ELECTED FOR TWO TERMS TO THE N.C. BOARD OF PHARMACY

PRESIDENT 1988-1989; FIRST FEMALE PHARMACIST EVER TO SERVE ON THIS  
BOARD (1982-89)

MEMBER OF THE ORANGE COUNTY HUMAN RELATIONS COMMISSION 1987-1991

MEMBER OF THE N.C. PHARMACEUTICAL ASSOCIATION  
EXECUTIVE COMMITTEE 1980-81; 1982-83

MEMBER OF THE DURHAM-ORANGE PHARMACEUTICAL ASSOC.; SECRETARY

MEMBER OF THE N.C. ACADEMY OF PHARMACY

MEMBER OF THE HILLSBOROUGH TOWN BOARD SINCE 1991

MAYOR PRO-TEM-1993, 1995, 1997, 1999, 2002

## HONORS:

PHARMACY SENATE AWARD GIVEN FOR SERVICE AND LOYALTY TO THE UNC

## SCHOOL OF PHARMACY

BOWL OF HYGENIA AWARD, 1980, GIVEN BY THE N.C. PHARM. ASSOC. FOR  
COMMUNITY SERVICE

SELECTED FOR INCLUSION IN THE 1993-94 EDITION OF GILFORD'S "WHO'S WHO:  
THE ELITE REGISTRY OF EXTRA-ORDINARY PROFESSIONALS." SELECTION IS  
BASED ON CAREER ACCOMPLISHMENTS, ACHIEVEMENTS, AND AWARDS FOR  
COMMUNITY SERVICES

SELECTED FOR INCLUSION IN THE 1995 "INTERNATIONAL WHO'S WHO FOR  
PROFESSIONALS"

SERVED ON EDD TASK FORCE WITH ORANGE COUNTY FOR ECONOMIC  
GUIDELINES AND ENTRANCEWAY GUIDELINES

SERVED AS LIASON PERSON TO HILLSBOROUGH FIRE DEPARTMENT FROM THE  
TOWN BOARD SINCE 1992

SERVED ON TOWN CLOCK COMMITTEE FOR RESTORATION AND FUND RAISING

SERVED ON COMMITTEE WITH ORANGE COUNTY FOR PLANNING REVIEW OF  
ORANGE GROVE ROAD AND TO DEVELOP ENTRANCEWAY GUIDELINES

CO-CHAIRMAN OF THE 250TH ANNIVERSARY COMMITTEE OF THE FOUNDING OF  
THE TOWN OF HILLSBOROUGH

MEMBER OF THE EXTERIOR PLANNING COMMITTEE FOR THE COURTHOUSE-  
ORANGE COUNTY JUSTICE EXPANSION PROJECT

WITH HER FATHER, ALLEN LLOYD, EVELYN PERMANENTLY PROTECTED 68  
ACRES OF THE OCCONEECHEE MOUNTAIN STATE NATURAL AREA  
IN 2006.

To.

The Independent

Fax - 286-4274

One Brochure - 3-fold

One Resume - 2 sides

Answers have been sent  
today earlier.

Also - candidate information -  
from - Evelyn Lloyd

Fax - 732-1500

Phone - 732-1500



## Evelyn's Vision

*for the Town She Loves*

A safe, healthy environment for everyone

An affordable place to live for families and seniors

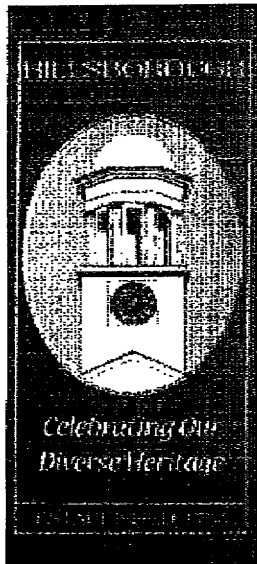
A community that honors history while leading the way to a prosperous future

A united citizenry

—fairness for ALL

—special favors to NONE

*Evelyn listens and looks ahead.*



## Evelyn Lloyd Stands Up to TOUGH Issues

Solving our water crisis

✓ reservoir completed; 100% full

Planning growth intelligently

✓ for a prosperous community

Providing security

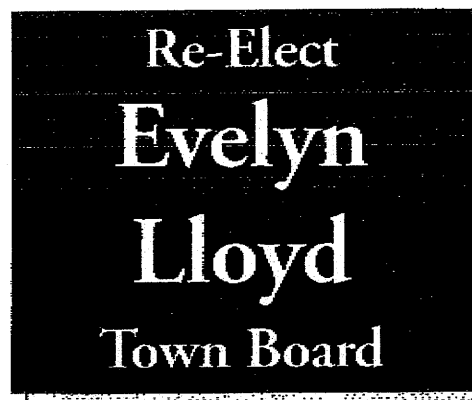
✓ for all sections of town

(Fairview Community Policing Substation;

Community Watch Groups)

Advocating for youth

✓ parks and ball fields



*Paid for by the  
Re-Elect Evelyn Lloyd Campaign.*

## Re-Elect Evelyn Lloyd *to the* Hillsborough Town Board



*She serves you with*

- *Honesty*
- *Fairness*
- *Competence*

# Evelyn Lloyd

## *Honest*

Evelyn is truthful and sincere.

She's a straight talker – she doesn't twist the facts.

## *Fair*

Evelyn promotes beneficial development with appropriate standards applied equally to all.

Evelyn listens to all points of view.

## *Competent*

No one works harder than Evelyn for the community's benefit.

She has proven knowledge and experience gained from years of hard work and dedication.

## Service to our Community

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- ☆ Hillsborough Town Board
- ☆ Owner/manager of Lloyd's Pharmacy
- ☆ Historic Hillsborough (Burwell School) Commission, by appointment of the Governor
- ☆ Town Board liaison to the Fire Department Board of Directors
- ☆ Town Clock Restoration Committee
- ☆ Co-Chair of 250th Town Birthday Celebration.

## A History of Contributions

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- ☆ Vision 2010 Plan Committee
- ☆ Joint Town/County task forces on transportation issues
- ☆ Economic Development District (EDD) task force
- ☆ Orange County Board of Health
- ☆ President, NC Board of Pharmacy – the first female pharmacist to serve on the board.
- ☆ With her father Allen Lloyd, Evelyn permanently protected 66 acres of the Occoneechee Mountain State natural area



## My Life

*I am a lifelong resident of Hillsborough.*

*I attended Hillsborough schools, elementary through high school.*

*I graduated from UNC-CH.*

*I am a small business owner.*

*I feel a responsibility to give back to the community I love.*

*I dedicate my life to serving you.*

*Evelyn P. Lloyd*

NAME AS IT APPEARS ON BALLOT:EVELYN P. LLOYD  
FULL LEGAL NAME, IF DIFFERENT:  
DATE OF BIRTH:2-11-42  
HOME ADDRESS:189 WEST TRYON STREET

MAILING ADDRESS, IF DIFFERENT FROM HOME:  
CAMPAIGN WEB SITE:  
OCCUPATION & EMPLOYER: PHARMACIST , LLOYD'S PHARMACY, SELF-EMPLOYED  
HOME PHONE:919-732-2538  
WORK PHONE:919-732-1500  
CELL PHONE:971-0522  
E-MAIL:  
FAX: 919-732-1500

To -

The Independent

Fax - 286-4274

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One Resume 2 sides

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Answers to candidate questionnaire  
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