

PROVENCE

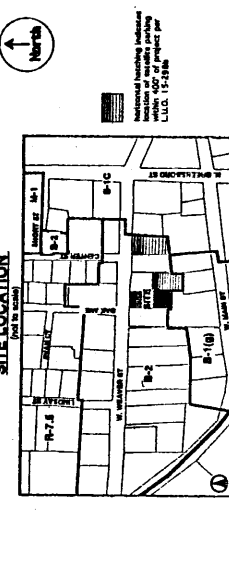
203 West Weaver Street
CARRBORO NORTH CAROLINA 2751

A Proposed Restaurant (single phase construction)

owner/developer:
Mr. Felix Roux
304 Burlage Circle
Chapel Hill, NC 27514
(919) 960-7682

applicant:
Jack Haggerty, Architect
212 W. Main Street
Carrboro, NC 27510
(919) 967-5191

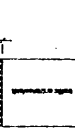
CONDITIONAL USE PERMIT APPLICATION/CONSTRUCTION PLAN REVIEW

<p>CONTENTS</p> <p>EX-1 Site Plan C-1 Site Plan A-1 Site Plan</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>February 2002</td> <td>Submitted for review</td> </tr> <tr> <td>2</td> <td>March 2002</td> <td>Submitted for review</td> </tr> <tr> <td>3</td> <td>March 22, 2002</td> <td>Submitted for review</td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	February 2002	Submitted for review	2	March 2002	Submitted for review	3	March 22, 2002	Submitted for review	4			5			6			<p>SITE-PROJECT SUMMARY</p> <p>TAX MAP REFERENCE: 7.96.N.9 ADDRESS: 203 Weaver Street TRACT SIZE: 0.22 acres (9,771 SF) ZONING DISTRICT: B-2 OVERLAY ZONING DISTRICTS: None EXISTING PERMITTED USE CATEGORIES: various EXISTING USE: Office (3,000) PROPOSED FLOOR AREA: +/- 1,785 sq. ft. heated (1 floor) MAXIMUM BUILDING HEIGHT PERMITTED: 2-stories BUILDING HEIGHT: 17'-0" ZONE: R-7.5 DENSITY CALCULATIONS: not applicable PARKING REQUIREMENTS (8,100 & 8,200): 1 per 100 sq. ft. floor area and 1 per 4 outdoor seat; 22 required. PARKING PROVIDED: 52-spaces; on site spaces-7 standard and 1 accessible (in easement) satellite spaces- 42-standard and 2-accessible (not ven accessible) RECREATION POINTS: not applicable IMPERVIOUS SURFACE: pre-construction 0.053 acres; post construction 0.067 acres MAINTENANCE: Owner will maintain property in accordance with Carrboro Land Use Ordinance Section 15-67 so that all facilities described in this document can be used or will perform in manner intended. PRE-CONSTRUCTION MEETING: Developer/owner is required to coordinate and conduct an on-site meeting with applicable approving agencies prior to any site disturbances</p>
NO.	DATE	DESCRIPTION																					
1	February 2002	Submitted for review																					
2	March 2002	Submitted for review																					
3	March 22, 2002	Submitted for review																					
4																							
5																							
6																							
<p>DESIGNERS:</p> <p>Jack Haggerty, Architect 212 W. Main Street Carrboro, NC 27510 (919) 967-5191</p> <p>JWL Inc. 100 E. Carr Street Carrboro, NC 27510 (919) 967-5191</p> <p>CIVIL ENGINEER: Steven Addy, PE 500 N. Greenboro St. Greensboro, NC 27401 (919) 842-7813</p>	<p>SITE LOCATION</p>  <p>North</p> <p>Legend: Shaded area indicates project site. Legend of symbols and abbreviations per L.U.C. 15-206</p>																						



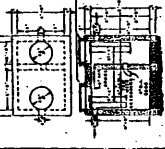
1000

Concrete cast around 2 1/8" reinforcing bars with smooth faces



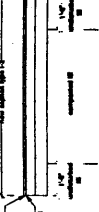
1. clear vegetation, roots, etc.; compact and grade
2. place gravel and grade
3. drain runoff towards southeast trap or storm drain

TYPICAL CONSTRUCTION ENTRANCE



- NOTES:** CONS. P.O. NO. 959

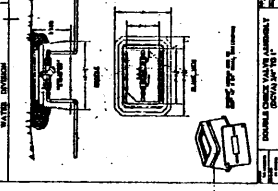
Typical Grease Trap



- NOTE:**
Pilot is being updated, instructions shall remain in MG DDT Section 100 and Appendixes shall conform to MG DDT Section 100.

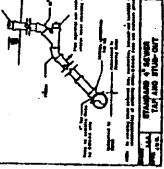
[illegible]

- NOTE:**
1. All concrete shall be minimum 3000 psi
 2. All dimensions shall be constructed with finished 1/4-inch edge radius
 3. All dimensions shall have bottom finish
 4. Transverse pavement thickness to 5'-6" of all driveway structures
 5. Compact subgrade to 100% AASHTO T99
 6. Minimum pavement width shall be 8' for all vehicle indicated structures
 7. Expansion joints shall be provided at 30'-6" intervals, other ratio of driveway construction and pavement structural strength shall be as per design



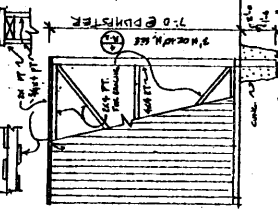
- Comments (if any)**

Executive Summary



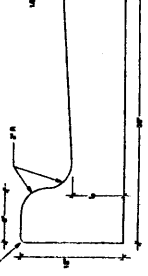
-

At Southern Garden and Nursery

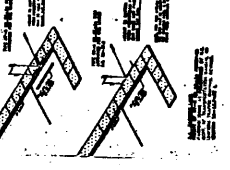


- | | |
|---|-----------|
| 2 | NTS |
| 3 | FEUKE PTL |

1



1. interview should be 20-30 min, non-structured and un-anticipated
2. nomination jobs should be assessed at 1-4+ intervals (1-4+ depending on the value a candidate is adding)
3. nomination jobs should be optimum length of 1-1.5 hrs
4. 100% of nomination jobs should be completed
5. of nomination jobs should be filled with just filler and senior
6. nomination 50-75 replacement nomination nomination jobs (1-1.5) and replacement of all right delegate

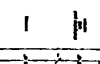
[illegible]

- ENCLOSURE FOR SCANNING**
7/26/2014



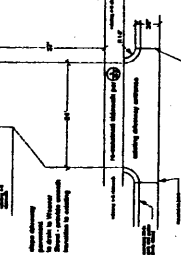
- Accepted for publication 12 June 2007**

ENTER PAR SCANNING DATE
(For number)



- Deficiency Substances**
for month

二



- 2000 and previous current earnings
non-recurring
depreciated
to minimum amount below

二

SGI Technical Services
100 North Greensboro Street, Suite B-13A
Carrboro, NC 27510
Phone: (919) 842-7812 Fax: (919) 842-3643

PROVENCE
203 West Weaver Street
Carrboro, NC 27510
Conditional Use Permit (CUP)

owner: FELIX ROUX
304 Burdge Court
Chapel Hill, NC 27514
phone: (919) 966-7852

**DETAILS
FOR CONSTRUCTION**

Number	Description
	subject 1
	subject 2

Event by:	SAA
Submitted by:	Shant

C-2



Jack Haggerty, Architect
212 West Main St
Carrboro, NC 27510
919-5191 (phone & fax)

J.W.L. Inc. Restaurant Buildings
100 S. Gore St. Carrboro, NC 27510
919-5191 fax 919-5191-3000

Providence
200 Weaver Street
Carrboro, NC 27510
Conditional Use Permit

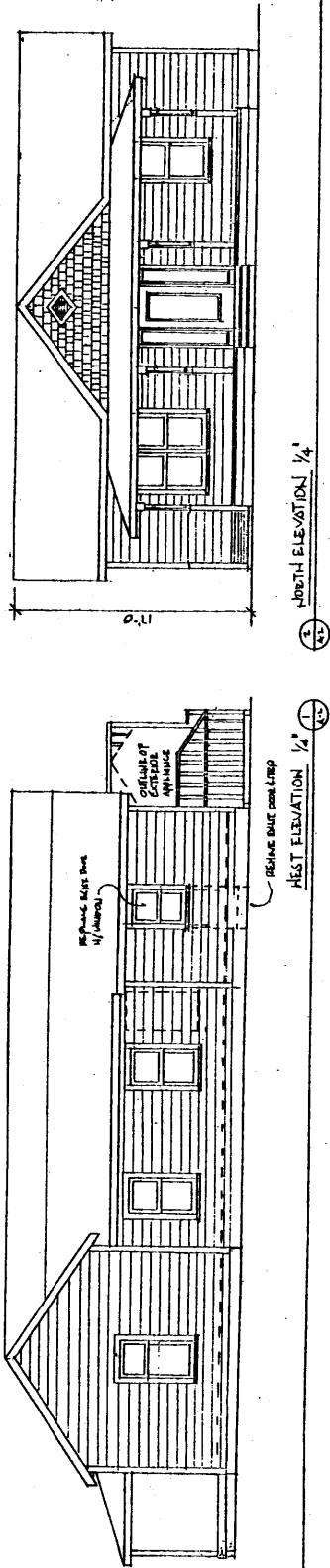
Owner: Felix Rous
304 Burlage Circle
Carrboro, NC 27514
919-5191

Applicant: Jack Haggerty
212 W. Main St.
Carrboro, NC 27510
919-5191

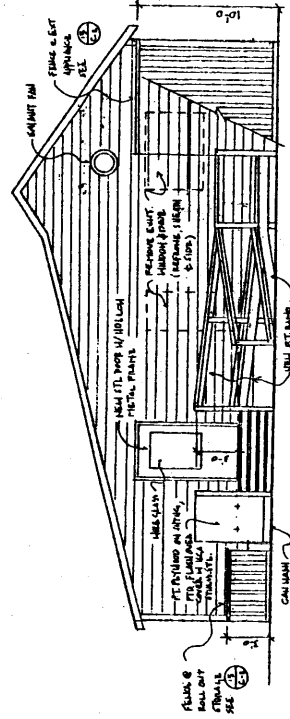
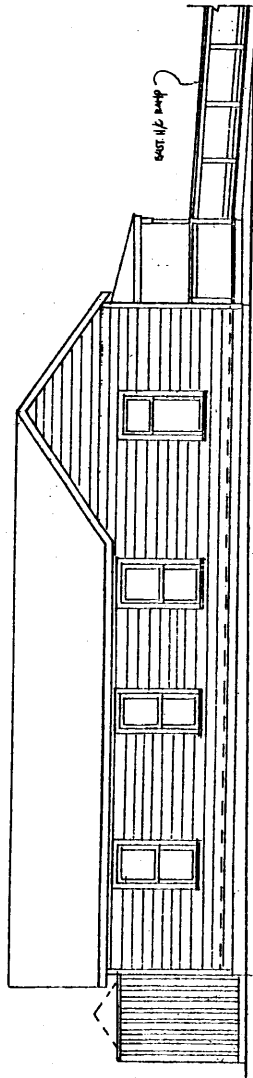
Elevations

Revisions: 1/4/02

Drawn by: JH



- NOTES:**
- PAINT, TRIM, WINDOWS, ETC ARE TO BE PAINTED
 - OWNER, CONTRACTOR & ARCHITECT SHALL REVIEW EXTERIOR & RE-VIEW TRIM & SIDING TO BE REPLACED IN ADDITION TO WORK INDICATED



SOUTH ELEVATION 1/4"

EAST ELEVATION 1/4"

A	2
of	2



STAFF REPORT

TO: Board of Aldermen

DATE: April 16, 2002

PROJECT: Conditional Use Permit for Provence Restaurant

APPLICANT: Jack Haggerty Architect
212 West Main Street
Carrboro, NC 27510

PURPOSE: Jack Haggerty, representing property owner Felix Roux, has submitted an application for a Conditional Use Permit to allow a restaurant with outside service or consumption (Use 8.200) at 203 West Weaver Street.

EXISTING ZONING: B-2 (Fringe Commercial)

TAX MAP NUMBER: 7.98.N.9

LOCATION: 203 West Weaver Street

TRACT SIZE: 9,771 square feet (.22 acres)

EXISTING LAND USE: Office (Use 3.000)- presently vacant

PROPOSED LAND USE: Restaurant with Outside Service and Consumption (Use 8.200)

**SURROUNDING
LAND USES:** North: B-2, Fringe Business District
South: B-1-G, General Business District
East: B-2, Fringe Business District
West: B-2, Fringe Business District

ZONING HISTORY: B-2 since prior to 1980

**RELEVANT
ORDINANCE SECTIONS:** 15-146 Table of Permissible Uses
15-54 Special Use Permits and Conditional Use Permits

ANALYSIS

Background

Jack Haggerty, representing property owner Felix Roux has submitted an application for a Conditional Use Permit (CUP) for a Restaurant with Outside Service and Consumption (Use 8.200) at 203 West Weaver Street, further identified at Orange County Tax Map Number 7.98.N.9. The building was used as an Office (Use 3.000) in the past and is presently vacant. Very minimal exterior changes will be occurring, but substantial interior renovation will be taking place for the restaurant. The applicant requests that the Board of Aldermen consider, deliberate, and make a decision for a Conditional Use Permit (CUP) for a Restaurant with Outside Service and Consumption (Use 8.200) at 203 West Weaver Street.

Access, Parking and Transportation Impact

Access:

The proposed means of ingress and egress will not change for the Conditional Use Permit (CUP).

Parking:

Section 15-291 of the LUO recommends one (1) space for every 100 square feet of gross floor area in addition to one (1) space for every four outside seats. The number of parking spaces required for the site is twenty-two (22) [$1,800/100 = 18$ spaces + 4 spaces (one space per outside table)]. The applicant has provided seven (7) parking spaces plus one (1) handicap parking space on-site.

The applicant has provided forty-two (42) additional standard parking spaces and two (2) handicap spaces using the "satellite parking" provision per Section 15-298 "Satellite Parking" of the LUO. The two (2) locations of the satellite parking are: 1. 103 West Weaver Street (at the Daniel Building) 2. 110 West Main Street (behind the Douglas Building).

Please note that all of the parking spaces and access aisles comply with the minimum size requirements of the LUO.

Transportation Impact:

The applicant submitted a Transportation Impact Statement (TIS) summarizing the expected traffic impacts of the proposed project. The trip generation for the proposed restaurant will be 134 trips per day. The applicant has stated that the restaurant will be operating with evening hours only and may extend those hours in the future. The Town's Transportation Planner has reviewed the proposed CUP application and concurred that the transportation impact will be minimal.

Conclusion:

The proposed project complies with the requirements of the LUO pertaining to vehicular access, parking and transportation impact.

Tree Protection, Screening and Shading

Tree Protection:

Section 15-316 of the LUO specifies that all trees greater than 18" in diameter and all rare tree species must be preserved, to the extent practicable. The applicant has identified trees greater than 18" in diameter on the site. All trees are to remain and the appropriate tree protection fencing will be installed per the plans and inspected prior construction taking place.

Screening:

The required screenings for this project are based on the requirements of Section 15-308 of the LUO. Section 15-308 of the LUO prescribes that Restaurant with Outside Service or Consumption (Use 8.200) should provide a type "C" screen along the northern property line or the West Weaver Street right-of-way. The screening has been provided for by existing shrubbery. Screening along the southern property line is not required due to a similar use. A type "C" screen is required along the western property line and has been provided for by existing shrubbery and trees in addition to the proposed landscaping: two (2) witch hazels, two (2) spicebushes and one (1) red osler dogwood. Screening along the eastern property line is not possible due the existing private driveway easement that has a width of approximately 25 feet.

Shading:

Section 15-317(b) of the LUO requires that twenty (20) percent of the vehicle accommodation area be shaded. The total vehicle accommodation area for this project is 4,062 square feet and the required shading is 812 square feet. The total shading provided for in this project is 1,414 square feet. The shading requirements for this project has been complied with using the existing trees on-site.

Conclusion:

The proposed project complies with the requirements of the LUO pertaining to tree protection, screening and shading.

Drainage, Grading and Erosion Control

Drainage:

All drainage patterns will remain the same as pre-construction conditions. The Town Engineer has reviewed the proposed plans and the drainage and finds that the project does comply with the water quantity/quality provisions of Section 15-263 of the LUO.

Grading:

The proposed addition will not change the existing grading of the lot, nor will there be any grading taking place on-site. The Town Engineer has reviewed the plans and verified that they comply with the engineering specifications of the LUO.

Erosion Control:

Section 15-264 of the LUO governs sedimentation and erosion control. All sedimentation and erosion control permitting is handled by the Orange County Erosion Control officer prior to beginning construction. Consistent with Orange County policy, since the project will disturb less than 20,000 square feet, no permit is necessary. Even though no permit is required, the North Carolina General Statutes requires that sediment be contained on the site. As a result, the applicant should be prepared to control erosion on the site, if applicable.

Conclusion:

The proposed project complies with the requirements of the LUO pertaining to drainage and erosion control.

Utilities

A new sanitary sewer line with a grease trap will be run to this project. The existing water will be serving the proposed addition. OWASA has reviewed the plans and has determined that the existing water and proposed sanitary sewer facilities are adequate to serve the proposed project. No other water and sewer changes are proposed as part of this project.

Section 15-242 and Section 15-243 of the LUO governs exterior lighting requirements. Section 15-242 requires that exterior lighting be provided for the safety of the general public. The existing lighting will remain and there will be no additional lighting being added.

The Town of Carrboro Public Works Department has reviewed the location of the dumpster and is satisfied with its location and construction.

Conclusion:

The proposed project complies with all of the requirements of the LUO pertaining to utilities.

Architecture – Exterior Design

The proposed building will remain the same. There are no proposals for signage additions.

Conclusion:

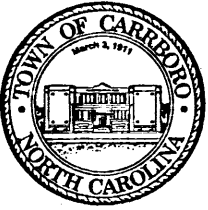
The LUO does not contain provisions for architectural design features for the restaurant. The proposed use of the building amounts to an adaptive reuse of an existing building. As such, all exterior architecture features will remain intact.

RECOMMENDATION

The Administration recommends that the Board of Aldermen approve the Conditional Use Permit to allow a Restaurant with Outside Service and Consumption (Use 8.200) at 203 West Weaver Street with one (1) condition per the Appearance Commission:

1. That the applicant should bring the proposed color scheme for the building back for a courtesy review.

1/9/02

TOWN OF CARRBORO
NORTH CAROLINA

GOURMET RESTAURANT -

203 W. Weaver St.

Neighborhood Information MeetingPresent:

W. Gene Storey

Helen Frye

FRED GOOD

109 LINDSAY ST

303 Lindsay St.

1022 DAMASCUS CH. RD

* The only comments of concern were related to parking, to which the applicant explained he is working on a satellite parking agreement to provide extra spaces off-site. MR

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

CONDITIONAL USE PERMIT FOR PROVENCE RESTAURANT

Recommended by	Recommendations
1. Staff, EAB, PB and TAB	That the Board of Aldermen approve the Conditional Use Permit to allow a Restaurant with Outside Service and Consumption (Use 8.200) at 203 West Weaver Street.
2. AC	That the applicant should bring the proposed color scheme for the building back for a courtesy review.



PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

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

APRIL 4, 2002

Conditional Use Permit Request: Provence Restaurant
To Allow a Restaurant with Outside Service or Consumption
To Be Located at 203 West Weaver Street

MOTION WAS MADE BY JOHN MARSHALL AND SECONDED BY STAN BABISS THAT THE PLANNING BOARD RECOMMENDS THAT THE BOARD OF ALDERMEN APPROVE THE CONDITIONAL USE PERMIT REQUEST TO ALLOW A RESTAURANT WITH OUTSIDE SERVICE OR CONSUMPTION TO BE LOCATED AT 203 WEST WEAVER STREET SUBJECT TO THE CONDITIONS RECOMMENDED BY STAFF.

VOTE: AYES (7) BABISS, HAVEN-O'DONNELL, HOGAN, MARSHALL, SEARING, TREAT AND WEST;
NOES (0); ABSENT/EXCUSED (1) POULTON

Adam Searing by m 4/8/02
Adam Searing, Chair (date)

TRANSPORTATION ADVISORY BOARD

RECOMMENDATION

April 4, 2002

SUBJECT: Conditional Use Permit for Provence Restaurant, 203 W. Weaver Street

Motion: The Transportation Advisory Board (TAB) recommends that the Board of Aldermen approve the Conditional Use Permit for Provence Restaurant with staff recommendations.

Moved: Ellen Perry

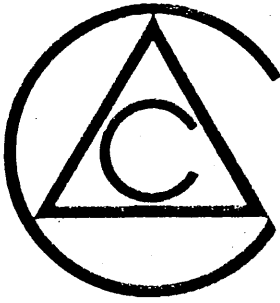
Second: Andreas Hay

VOTE: Ayes (All Present), Noes (None)

CHRIS VAN HASSELT
TAB Chair

4 1 4 /02
DATE

Town of Carrboro / Carrboro Appearance Commission / Carrboro, North Carolina 27510



THURSDAY, APRIL 4, 2002

PROVENCE RESTAURANT CUP, 203 WEST WEAVER STREET

The Appearance Commission voted to approve the project as presented, subject to the following condition:

1. That the applicant should bring the proposed color scheme for the building back for a courtesy review.

VOTING:

AYES: 5 (Chuck Morton, Wendy Wenck, Catherine Devine, Leslie Rountree, and Richard Taylor)

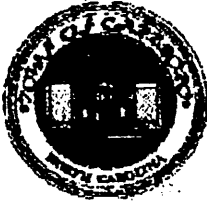
NOES: 0

Members Present (5): Chuck Morton, Wendy Wenck, Leslie Rountree, Richard Taylor, and Catherine Devine

Members Absent or Excused (3): Karin Mills, Doug Kopec, and Ruben Hayes

Marty Rouse (for Chair)
Appearance Commission Chair

4-8-2
Date

**TOWN OF CARRBORO****ENVIRONMENTAL ADVISORY BOARD**

Meeting on April 4, 2002
at the Carrboro Town Hall
Carrboro, North Carolina

RECOMMENDATION

**CONDITIONAL USE PERMIT REQUEST: PROVENCE RESTAURANT
To Be Located at 203 West Weaver Street**

Motion was made by Scott Pohlman, and seconded by Keith Burwell, that the Environmental Advisory Board recommends that the Board of Alderman approve the request for the Conditional Use Permit to allow the establishment of a restaurant as proposed, to be located at 203 West Weaver Street, subject to the following conditions:

1. Adherence to conditions recommended by staff.

VOTE: AYES (5) (Brown, Burwell, Gore, Mathews, Pohlman); NOES (0); ABSENT/EXCUSED (1) (Gallagher).


Glynn M. Gore, Chair

(date)

18 Apr 02

TOWN OF CARRBORO



CONDITIONAL OR SPECIAL USE PERMIT WORKSHEET

I. COMPLETENESS OF APPLICATION

- ☐ The application is complete
☐ The application is incomplete

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:

III. CONSIDERATION OF PROPOSED CONDITIONS

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:

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

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

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:
