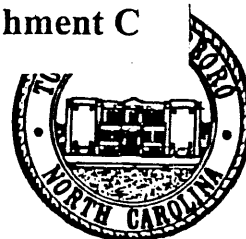


# TOWN OF CARRBORO

Attachment C

## LAND USE PERMIT APPLICATION



DATE: 11/28/01

FEE: \_\_\_\_\_

APPLICANT: <u>CARR MILL MAUL LIMITED PARTNERSHIP</u> AGENT- <u>NATHAN MILAN &amp; ASSOCIATES</u>		OWNER: <u>CARR MILL MAUL LIMITED PARTNERSHIP</u>	
ADDRESS <u>200 N. GREENBORO ST.</u>		ADDRESS: <u>SAME</u>	
CITY/STATE/ZIP <u>CARRBORO, NC 27510</u>		CITY/STATE/ZIP	
TELEPHONE/FAX: PHONE: <u>942-8851</u> FAX: <u>942-2532</u>		TELEPHONE/FAX: PHONE: _____ FAX: _____	
LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER:		TAX MAP(S), BLOCK(S), LOT(S): <u>7-99-12-19A &amp; B</u>	
PROPERTY ADDRESS: <u>201 MAPLE AVE., CARRBORO</u>		PROPOSED LAND USE & USE CLASSIFICATION: <u>2.120, 3.110, 3.120 &amp; 3.130</u>	
PRESENT LAND USE & USE CLASSIFICATION: <u>SEE PREVIOUS APPLICATION</u>		LOT AREA: <u>8.6</u> Acres <u>42374,616</u> Square Feet	
ZONING DISTRICT(S) AND AREA WITHIN EACH (including Overlay Districts): <u>11</u>			
# OF BUILDINGS TO REMAIN		GROSS FLOOR AREA <u>143,370</u> square feet	
# OF BUILDINGS PROPOSED <u>1 NEW @ ROBERTSON ST.</u>		GROSS FLOOR AREA (of proposed building or proposed addition) <u>18,755</u> square feet	

NAME OF PROJECT/DEVELOPMENT: \_\_\_\_\_

TYPE OF REQUEST	**INFORMATION REQUESTED (Refer to Attached Key)
SUBDIV. FINAL PLAT	1, 18, 19, 21, 23, 31, 33, 34, 36
CONDITIONAL USE PERMIT (CUP)	1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36
<input checked="" type="checkbox"/> CUP AMENDMENT (MOD.)	SAME AS CONDITIONAL USE PERMIT (CUP)
SPECIAL USE PERMIT (SUP)	1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36
SUP AMENDMENT	SAME AS SPECIAL USE PERMIT (SUP)
ZONING PERMIT (Project)	1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 29, 30, 32, 34, 35, 36
ZONING PERMIT (Building) <i>Residential Infill &amp; Additions</i>	9, 10, 22, 24, 34, 36 (also see "Building Permit Review - Residences Only" checklist)
SIGN PERMIT	1, 10, 13, 14, 17, 20, 36
VARIANCE	4, 5, 10, 20, 29, 34, 36 Attachment A
APPEAL	4, 5, 36, Attachment B
SPECIAL EXCEPTION	1, 4, 5, 8, 10, 20, 35, Attachment C

APPLICANT: Nathan Milan, N.M. Milan & Assoc. DATE: 11/28/01

OWNER: Nathan Milan, agent of owner DATE: 11/28/01

# OLD FARMER'S MARKET TRAFFIC IMPACT ANALYSIS

## 1.0 Executive Summary

## Attachment D

The proposed Old Farmer's Market Office Building is located on the southwestern corner of the Roberson Street – Sweet Bay Lane intersection in Carrboro, North Carolina (see Figure 1). The site currently serves as a parking lot for businesses located in Carr Mill and Carr Mill Annex. As planned, the site will include an 18,755 square foot general office building. Completion (full build-out) is anticipated in year 2004. The site will be accessed via one driveway onto Maple Avenue at the intersection with Carr Street, and one driveway onto Sweet Bay Lane. There are currently two driveways onto Roberson Street that will be eliminated with construction of the office building.

Based on the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 6<sup>th</sup> Edition*, the proposed development is expected to generate 367 new trips per day, with 49 and 100 of those occurring during the a.m. and p.m. peak hours, respectively. It should be noted that these trip generation estimates are totals of both entering and exiting vehicles.

This study has been performed to determine the future traffic impacts of the proposed development on the surrounding street network. From a capacity perspective, the adjacent roadway network is expected to operate at a good overall level of service under the anticipated future traffic volumes. To facilitate turning movements to and from Sweet Bay Lane, the site driveway should be widened to 24 feet if possible. Also, given the layout of the parking area, a second site driveway onto Sweet Bay Lane would help eliminate congestion during peak hours. No additional roadway improvements are necessary to accommodate site-generated traffic.

Three elements are present that require careful attention from drivers: the sharp curve in Roberson Street, numerous driveways in the vicinity of the subject intersection, and the introduction of numerous bicycle movements. Given the adverse impact on adjacent businesses, it is unlikely that either Roberson Street or Sweet Bay Lane would be realigned to create a more traditional 90-degree intersection. Through construction of the subject development, two driveways onto Roberson Street will be eliminated, making this area less congested. To give bicycles priority, the town should carefully consider placing a stop sign on southbound Roberson Street at the sharp curve. The goal would be to provide for safer bicycle movements. However, because these southbound motorists are turning right and may not routinely incur conflicting bicycle traffic, the stop sign may tend to be ignored.

## 9.0 Summary of Recommendations

From a capacity perspective, the adjacent roadway network is expected to operate at a good overall level of service under the anticipated future traffic volumes. To facilitate turning movements to and from Sweet Bay Lane, the site driveway should be widened to 24 feet if possible. Also, given the layout of the parking area, a second site driveway onto Sweet Bay Lane would help eliminate congestion during peak hours. No additional roadway improvements are necessary to accommodate site-generated traffic.

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Conditional Use Permit- Major Modification  
Carr Mill Mall - Old Farmers' Market Office Building

A Note on the Parking:

The Landscaping and Parking sheet, L-1, provides a parking summary for this project. The summary shown describes the parking situation for the entire Carr Mill site, including the parking area in front of Harris Teeter and the parking area in front of Fleet Feet and Bertram Townsend as well as the subject lot off Roberson St. The site is large and the amount of parking is considerable. We have applied for a variety of uses (see Cover). Some of the uses have a suggested ratio of 1 parking space for 200 sq.ft. and others list 1 parking space for 400 sq.ft. The doctors' office (3.130) has a suggested requirement of 1 parking space for 150 sq.ft. We note that the parking standards contained in Article XVIII should be administered flexibly (Section 15-291(b)).

The Parking Summary on sheet L-1 shows one possible allocation of uses with square footages and their suggested parking ratios for the proposed building. These ratios combine to something like an average of 1 space for 300 sq.ft. This ratio acquires some validity through experience with multi-use building in Carrboro. We enclose photos of a building (205 Lloyd St.) and its parking lot, which was permitted for similar uses (this building has no low volume retail, but a 1/3 of this building's square footage is a doctor's office, a 3.130 use with the ratio of 1 parking space for 150 sq.ft.). The photos show the dates and times and, as you can see, the 1:300 ratio seems adequate (the building was fully-leased at the time of the photos.) We believe this to be a reasonable ratio to use in the case of this project.

As is shown in the Parking Summary, the current parking for the entire Carr Mill Mall Lot (as covered by the use permit), including our proposal, falls 59 spaces short of the number suggested by then LUO. This, of course, includes the number of spaces that would be lost to the proposed new construction. We attach photos (with dates and times taken) to document the amount of currently unused spaces in the lot off Roberson St., located, for the most part, in the lower (southern) portion of the lot. The number of empty spaces ranges from 40 -60 spaces and does not include the spaces used by unauthorized parking: students who use the lot then bike to UNC; residents of Roberson Place who park vehicles in this lot; and people who park to go to other downtown locations. We believe if the Owner strictly

enforced the use of the lot, there would be considerably more spaces than are shown in the photos. We urge you to review the situation on site.

We have attempted various parking layouts on the lot and find that none yield a higher number than is shown. There is an option to obtain a few more spaces in the southwest corner of the lot (near the proposed dumpster location) but this would entail a significant reduction in the existing vegetative buffer between the subject lot and Maple Ave. which we would not want to do.

The building plans include accessible showers to encourage and accommodate building tenants who bicycle to work. And in the same line, please note that there are a considerable number of bike racks and motorcycle pads. The ordinance allows counting both in lieu of parking spaces. The 59 spaces by which we fall short is thereby reduced to 48. We believe a review of the photos, as well as a site visit, will demonstrate that more than 48 spaces are currently unused in this lot. If the project is approved, and only if parking becomes an issue for the tenants of the entire Carr Mill complex (including the proposed building) will the Owners explore the option of more rigorous enforcement of parking in the subject lot. As it is, and possibly into the future, the Owner is content to allow unauthorized parking on the lot in the evening, to the benefit of 100 East Main St. businesses.



# Sungate Design Group, P.A.

ENGINEERING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL

915 Jones Franklin Road • Raleigh, NC 27606 • Phone 919.859.2243 • Fax 919.859.6258

December 19, 2001

Ms. Jane Tuohey  
Program Support Assistant II  
Town of Carrboro  
Zoning Division  
301 West Main Street  
Carrboro, N. C. 27510

Re: CUP modification for the Farmer's Market Office Building

Dear Jane:

We have completed our initial review of the above referenced plans. The plans were submitted by SGI Technical Services and were received by our office on December 6, 2001. The plans appear to meet requirements for drainage at the CUP stage. It is my understanding that stormwater quality measures are not required on this project; and therefore, the water quality garden that is being proposed was not reviewed in detail by our office. We provided only cursory review of the water quality garden. The tie in to the existing storm drainage system will have to be analyzed at the construction plan stage.

If you have comments or need further information, please contact me.

Sincerely,

W. Henry Wells, Jr., PE

cc: Steve Addy, PE



# Sungate Design Group, P.A.

ENGINEERING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL

915 Jones Franklin Road • Raleigh, NC 27606 • Phone 919.859.2243 • Fax 919.859.6258

October 9, 2002

Ms. Jane Tuohey  
Program Support Assistant II  
Town of Carrboro  
Zoning Division  
301 West Main Street  
Carrboro, N. C. 27510

Re: CUP modification for the Farmer's Market Office Building

Dear Jane:

We have completed our review of the "Truth in Drainage Statement" for above referenced project. The Statement was submitted by SGI Technical Services and was dated September 27, 2002. The tie in to the existing storm drainage system will have to be analyzed at the construction plan stage. Following are our comments based on this review

The Statement appear to meet the requirements outlined in Section 15-263 of the Town's LUO for drainage at the CUP stage.

I would, therefore, recommend that the CUP for the project be issued. If you have comments or need further information, please contact me.

Sincerely,

W. Henry Wells, Jr., PE

cc: Steve Addy, PE

**Section 15-185 Building Height Limitations. (AMENDED 9/13/83; 2/4/86; 11/14/88)**

- (a) Subject to the remaining provisions of this chapter:
- (1) No building in any zone other than those listed in the following table may exceed a height of thirty-five feet and no building in the following zones may exceed the height indicated. (AMENDED 01/16/01)

<b>ZONE</b>	<b>MAXIMUM HEIGHT</b>	<b>EXPECTED HEIGHT RANGE</b>
B-1(c)	Two Stories	24-30 Feet
B-1(g)	Three Stories	36-40 Feet
R-S.I.R.	100'	
R-S.I.R.-II	100'	
CT	Three Stories	36-40 Feet
B-2	Two Stories	24-30 Feet
B-3	28'	
B-3-T	28'	
B-4	50'	
R-2	50'	
M-1	Three Stories	36-40 Feet
WR	40'	



# TOWN OF CARRBORO

ATTACHMENT "H"

## NEIGHBORHOOD MEETING FORM



### TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

DUE TO PROPOSED LAND DISTURBING ACTIVITY TO TAKE PLACE ON PROPERTY LOCATED AT:

201 MAPLE AVE.

TO BE CALLED OLD FARMERS MARKET OFFICE BLDG.

AND TAX MAP REFERENCED AS 7-99-D-19-A & B;

I, JACK HAGGERTY, REPRESENTING CORNHILL LIMITED PARTNERSHIP

SUBMIT THIS **NEIGHBORHOOD MEETING FORM** TO ACKNOWLEDGE THAT:

[PLEASE CHECK THE APPROPRIATE BOX BELOW.]



A MEETING WAS HELD WITH THE MEMBERS OF THE NEIGHBORHOOD ON

10/15/01.



Residents, up to 1000 feet of the property, were notified of the neighborhood meeting.



A MEETING WAS NOT HELD WITH THE MEMBERS OF THE NEIGHBORHOOD.

THIS **NEIGHBORHOOD MEETING FORM** IS RESPECTFULLY SUBMITTED TO THE TOWN STAFF ON THIS 29 DAY OF NOVEMBER, 1901. 2001

By affixing my signature, I attest to the accuracy of the submitted information.

*Jack Hagerty*  
JACK HAGGERTY

Signature

Mr. Marty Roupe  
Development Review Administrator  
~~Division of Waste Management~~  
301 W. Main Street  
Carrboro, N.C. 27510

Attachment "I"

August 13, 2002

Dear Mr. Roupe:

I am writing this letter at the request of the Planning Department of the Town of Carrboro to express my concerns regarding a series of existing, on-going, and proposed developments across the street from my business. My inquiries about the residual environmental impact of the World War II munitions factory were met with incredulity regarding the very existence of such an operation. Carrboro's history is one of mills. Carrboro should be proud of having made a major contribution to the winning of World War II.

National Munitions Corporation made 20mm anti-aircraft and bazooka ammunition from the beginning of WWII until the end of August, 1945. The operation took place over a large area now occupied by a health services building, the Roberson Place housing area, and a parking lot next to the South Orange Rescue Squad. The plant employed 450 people over three shifts. There was a doctor and three nurses. The U.S. Navy had inspectors on site. Many people turned quite yellow from chemical exposure. There were several accidental detonations and one man was killed. Mr. Wallace Womble was a supervisor at the plant and has been the source of this information. He has a photo of a 4<sup>th</sup> of July staff picnic.

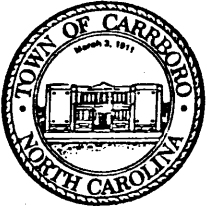
Degreasing of shell and projectile components occurred near the top of the area. Other chemical impact on the ground needs to be identified by consulting with people familiar with the chemicals employed at the time as well as the handling procedures. No one in the Planning Department is able to tell me what, if any, environmental assessment has occurred regarding this munitions plant's operations impact at the two areas already developed. People live and work and children play on the ground there. Wells exist all around this area and may be used now and may be needed in the future. The parking lot at the top of the hill, now paved, will be opened up and excavations will occur. Before this happens all questions regarding the potential and existing risks need to be answered. If the previously approved sites did not address the same risks, the Town of Carrboro needs to find out why not. The families who work, live, and now own homes where children play on the ground are legally entitled to this consideration.

I have discussed this matter with Lark Hayes of the Southern Environmental Law Center and James Bateson of the N.C. Waste management Division. They agree that the questions I have raised here need to be answered. I hope that the Planning Department and the aldermen will discuss this and do the right thing.

Yours truly,



Thomas M. Robinson  
2058 Crawford Dairy Road  
Chapel Hill, N.C. 27516



# TOWN OF CARRBORO

NORTH CAROLINA

WWW.TOWNOFCARRBORO.ORG

Attachment "J"

August 16, 2002

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

**Re: Notice of Receipt of Letter Regarding the Proposed Old Farmer's Market Office Building**

Dear Jack,

The Town of Carrboro Zoning Division is writing this letter to formally notify you of the receipt of a letter from Mr. Thomas Robinson (enclosed) concerning environmental concerns on or near the proposed site for the proposed Old Farmer's Market Office Building. This development is proposed at 201 Maple Street on property which is zoned both B-1(g) and B-2. Please be advised that Mr. Robinson's letter will be included in the package of information submitted to the Board of Aldermen when your project reaches the public hearing stage. I encourage you to submit any available information you may have regarding these matters to the Town in advance of the public hearing. Information submitted will also be included in the package sent to the Board of Aldermen.

Please let me know if you have any questions regarding this matter. As you know, you can contact me at 918-7333 with any questions or comments.

Sincerely,



Marty Roupe

Development Review Administrator

cc: Project File  
and,  
Mr. Thomas Robinson  
2058 Crawford Dairy Road  
Chapel Hill, NC 27516  
and,  
Carr Mill Mall Limited Partnership  
c/o:  
N.R. Milian & Associates  
200 North Greensboro Street  
Carrboro, NC 27510  
Attention: N.R. Milian  
and,  
Roy Williford, AICP, Planning Director  
Phil Prete, Environmental Planner

Conditional Use Permit- Major Modification  
Carr Mill Mall - Old Farmers' Market Office Building

A Note on Charettes, Visioning, the Downtown, etc.

The date of our first submission for this project predates much of the work by the various charettes and visioning meetings as well as the resultant documents produced by the consultants. Happily, the project anticipates much of this work. All of these documents and activities have seen Roberson St. as a place for the expansion of the downtown core, and that is exactly how we see the proposed building, both in its uses as well as its appearance.

We are applying for a variety of uses typical of mixed use buildings. The spaces fronting Roberson St. could serve quite well as retail spaces of the sort seen currently along the 100 block of East Main St. Given the building footprint, these spaces could be toward the smaller side of 1,000 s.f., upward to almost 3,000 s.f. These spaces, with their uses providing lively activity at street level, should be a first step in expanding the feel of the downtown to Roberson St. The second and third floors would most likely be office space. We are not proposing any residential uses, but wish to point out that the subject lot adjoins Roberson Place, one of the densest residential areas in town. We don't perceive, in the immediate area, an acute need for residences. The building will be upfitted with contemporary technology in mind, and we will explore the possibility of generators in the building attic, an amenity attractive to IT concerns, though one not found in many locations. The intent is to provide a considerable amount of desirable office and retail space in downtown Carrboro.

The proposed building, which covers most of the width of the lot, thereby screening the parking lot behind it, will have a wide sidewalk along Roberson St. with street trees. We believe this building will become a formative element in the evolving streetscape of Roberson Place. There is a proposed sidewalk along the Sweet Bay Lane side of the building and another in the space between the building and the rescue squad building to the west. We have noted, and anticipate, that pedestrian traffic will flow from the parking lot around both ends of the building. Though not required by the LUO we have provided a water quality garden to help filter the storm water run-off, and we believe

our drainage strategy will temper the peak storm water flow further "downstream," particularly at the southeast corner of the intersection of E. Carr St. and S. Greensboro St. We are proposing the lot to have less impervious surface than is currently found there. In our earliest discussion with town staff we showed a scheme with angled on-street parking in front of the building. Currently, the land use ordinance prohibits on-street parking and our application could not have advanced through the review process had we left this parking as part of the proposal.

Aesthetically the building, as encouraged in the various visioning documents, is predominantly of brick, easily the most common building material in the downtown. The Roberson St. elevation is broken into articulated bays reminiscent of the 100 East Main St. block, with extensive glazing in storefronts on the street level. The storefronts provide a clear demarcation between the street level and the office floors above it. The largish overhang of the roof works much like a cornice to define the top of the building, though above, and not visible from the street level, the roof rises further to create a storage attic. The sides of the building and the sidewalks around it are bordered by the water quality garden. The south elevation, or parking lot elevation, contains more glazing. On this elevation there is a cantilevered curtain wall compatible with the extensive glazing shown. This is to increase the amount of daylight in the building, reducing energy use, as well as to lighten the mass so as to decrease the amount of "stored heat" typical of a masonry wall with a southern exposure. The bays of the Roberson St. elevation are reflected in this elevation. This is a more contemporary elevation and this elevation rises out of the water quality garden.

J. BLANDING HOLMAN  
200 E. CARR ST.  
CARRBORO NC, 27510  
(919) 302-6819

VIA FACSIMILE

October 18 , 2002

Carrboro Board of Alderman  
301 W. Main St.  
Carrboro, NC 27510

Re: Old Farmers Market Redevelopment

Dear Ladies and Gentlemen:

As one who lives in and owns a home at the corner of East Carr St. and Maple, I would like to express both my support for the proposed office building at the Old Farmers Market and put forth several specific concerns that should be addressed before final approval is given to this project. Generally, I think the design and purpose of the proposed building is in keeping with the surrounding area and the town's long-term plans for the Roberson Street commercial district. However, as development of this area intensifies – beginning with this project – the town should carefully consider the impacts of that development on the historic residential district located on Maple and East Carr Streets. My house is a qualifying structure in this recognized historic district.

That the new building will generate traffic is beyond dispute. I was told that the traffic analysis conducted showed several hundred trips per day, though no study was done of how many trips would be sent down East Carr Street. That omission is glaring, given that East Carr will provide perhaps the easiest access into the building's parking lot. Moreover, you should know that East Carr serves as a link in Carrboro's bicycle path. Bikes traveling from the west side of town (via the bike path behind PTA and West Carr) travel down East Carr before crossing over to the Cotton bike trail. East Carr is also heavily traveled by pedestrians, including families with baby strollers.

There are no sidewalks on East Carr Street, nor speedbumps, nor even a speed limit sign. Without any of these measures to mitigate car traffic, the situation on East Carr will plainly become more dangerous with increased car traffic. In conjunction with approving a project that will markedly increase car traffic on East Carr St., the Town of Carrboro has a duty to preserve biker and pedestrian safety on East Carr *before* any accidents occur. The Town should also anticipate that traffic associated with the planned building and intensified development between Roberson and East Carr Streets will increase the pressure and indeed the need to rezone property on the south side of East Carr for uses other than strictly residential. As core commercial development expands – to the detriment of residential uses – so does the appropriateness of fringe commercial zoning.

Finally, I request that the Board impose the following conditions on the project as proposed to minimize any negative impacts on those living in the historic district and pedestrian and biker safety. First, I request that the garbage dump be moved to a site other than the one currently proposed, since it is the *closest possible site* to our neighborhood. I have been told that this is the only "practical" site for the dump, but have yet to hear any engineering rationale supporting that contention. One need take only a cursory look around town to see that dumpsters can be located almost anywhere. One can also see a disturbing tendency to locate such dumps on the borders of a property, so as to externalize the site, smells and sound of dumpsters on neighboring landowners. There is a mass of open asphalt on which to locate this dumpster *away* from existing homeowners. Screening can be done at any location. Of course, to the extent it is claimed that the dumpster itself is not objectionable, all the more reason to locate this trash can close to the building generating the trash going into it.

My second request concerns construction traffic. This large building will require much heavy equipment going in and out of the site. My guess is that East Carr will be used extensively and, over the year-long course of construction, will be frequented by dump trucks, tractor trailers and other large, noisy vehicles. The town should require that the vehicles use a non-residential street (e.g., Roberson) for access. To the degree this is not possible, the town should limit the hours of operation so that the convoy begins and ends at a reasonable hour.

This is the single most significant development project proposed for downtown in quite some time. The way in which the Board of Aldermen handles this application will set the tone and tenor of downtown development (and living) for years to come. I appreciate you taking the time and effort to seriously consider the concerns raised in this letter and the impact this proposed project will have on the Maple St. historic district. Thank you for your attention to this important matter. I look forward to speaking with you at the hearing on Tuesday.

Very truly yours,



J. Blanding Holman

## SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS

### *CONDITIONAL USE PERMIT— OLD FARMER'S MARKET OFFICE BUILDING*

Recommended by	Recommendations
1. Staff, EAB, PB, and AC	That the Board hereby finds that 596 parking spaces are sufficient to serve the proposed office building as well as the Carr Mill Mall Shopping Center. The Board makes this finding based on the evidence submitted showing that between 40-60 parking spaces regularly remain vacant at 300 Roberson Street, based on the development's close proximity to the central business district, and based on the site's proximity to bus lines;
2. Staff, EAB, PB, and AC	That the construction plans shall appropriately illustrate the re-striping of parking spaces, to match the number of subcompact spaces described in the chart on page L-1 of the CUP plans;
3. Staff, EAB, PB, and AC	That the construction plans shall include a bike rack within the bicycle parking area, along with a detail drawing for a 'wave' model bike rack that can accommodate at least five (5) bikes;
4. Staff, EAB, PB, and AC	That all on-site lights be reduced to a maximum height of fifteen-feet (15'), in accordance with Section 15-243(c) of the Land Use Ordinance, prior to the issuance of a 'certificate of occupancy' for the building;
5. PB	That the Board incorporate the additional staff recommendations numbered 1 and 2 related to dedication of additional sidewalk right-of-way along Roberson Street and dedication of additional sidewalk right-of-way along Sweet Bay Place (i.e.- under Items for Discussion);
6. TAB	That the Board of Aldermen request additional bicycle parking right up next to the building;
7. AC	Via the Committee as a Whole, the Appearance Commission Advisory Board moved to delay its formal recommendation until review of the scale model from the architect, so that the scope and mass of the building (e.g.- roofline and curtain wall system) might be better understood;
8. AC	However, if the Board of Aldermen votes to approve the project, we recommend the following two conditions: A reduction in roof pitch and height if possible to still allow for equipment in the attic space;
9. AC	Consideration of additional landscaping along Sweet Bay Place, south of the entrance point for the development;
10. EAB	That in light of concerns raised by a resident regarding past activities in the vicinity of the site, it is recommended that the developer have a qualified professional on site to monitor excavation for any indicators of potential contaminants and to ensure proper disposal;
11. DDC	That the developer and contractor should develop a plan that limits the number of trips to and from the site due to congested traffic in the area coming from the surrounding neighborhoods and the local businesses;



12. DDC	That the developer should be requested to dedicate additional right-of-way on Roberson Street in front of his project to accommodate on-street parking;
Additional Items for Discussion with Property Owners:	
1. Staff and PB	A possible dedication of additional sidewalk right-of-way along Roberson Street. It is staff's suggestion that the right-of-way line should extend to the beginning of the handicap ramp on the Roberson Street side of the property, and that the dedication of sidewalk right-of-way should extend the entire length of the northern side of the property. Further, staff suggests that the Board may want to consider requesting that the edges of the sidewalk within the public right-of-way be clearly demarcated with a brick border, consistent with other sidewalks in the downtown area. If the property owners are willing to do this, then staff recommends that the dedication of sidewalk right-of-way and the brick borders be shown on the construction plans;
2. Staff and PB	A possible dedication of additional sidewalk right-of-way along Sweet Bay Place. In this case, it is staff's suggestion that the right-of-way line should extend to the beginning of the water garden feature on the Sweet Bay Place side of the property, and that the dedication should extend from the Roberson Street/Sweet Bay Place intersection to the proposed entrance/exit point on the property. Further, staff suggests that the Board may want to consider requesting that the edges of the sidewalk within the public right-of-way be clearly demarcated with a brick border, consistent with other sidewalks in the downtown area. If the property owners are willing to do this, then staff recommends that the dedication of sidewalk right-of-way and the brick borders be shown on the construction plans;
3. Staff	A possible dedication of additional sidewalk right-of-way along Sweet Bay Place from the entrance/exit point to the southern property line. During the review process, staff had discussed a possible twelve-foot (12') dedication. If the property owners are willing to do this, then staff recommends that the dedication of sidewalk right-of-way be shown on the construction plans;
4. Staff and DDC	A possible dedication of additional right-of-way along Roberson Street for the provision of on-street parallel parking. If the property owners are willing to do this, then staff recommends that nine and one-half feet (9 ½') of additional right-of-way be dedicated to provide ample space for parallel parking spaces. It should be noted that doing so likely would result in a loss of four (4) parking spaces at 300 Roberson Street. Therefore, if the additional right-of-way is dedicated, then the Board should be prepared to reduce the number of parking spaces found to be 'sufficient to serve' the development (i.e.- Formal Recommendation #1) by an amount equal to the number of spaces lost due to the dedication of right-of-way (i.e.- 4 less spaces, for a total of 592 spaces). If the property owners are willing to do this, then staff recommends that the dedication of right-of-way be shown on the construction plans; and

5. Staff	<p>A possible reduction in the peak size of the building. If the Board feels that the proposed building design does not meet the intent of the language adopted in the January 2001 text amendment regarding building heights, then the Board may wish to discuss a possible reduction in the building's peak size. If the Board chooses to make this a requirement of the issuance of the CUP, then staff recommends that the reduction in the height of the building be shown on the construction plans. As a reminder, please note that staff feels that proposed building design does meet the requirements of Section 15-185 of the LUO.</p>
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# PLANNING BOARD

*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

OCTOBER 17, 2002

### CONDITIONAL USE PERMIT: TWIN MAGNOLIAS CONDOMINIUMS

MOTION WAS MADE BY STAN BABISS AND SECONDED BY SUSAN POULTON THAT THE PLANNING BOARD RECOMMENDS THAT THE BOARD OF ALDERMEN APPROVE THE CONDITIONAL USE PERMIT TO ALLOW THE TWIN MAGNOLIAS CONDOMINIUM DEVELOPMENT ON PROPERTY LISTED AS 7.99.A, LOTS 10 AND 10A, SUBJECT TO THE FOLLOWING:

1. THAT A DETAIL DRAWING FOR THE PROPOSED BIRCK SIDEWALK BE INCLUDED ON THE CONSTRUCTION PLANS; AND
2. THAT THE CONSTRUCTION PLANS MUST SHOW THE WATERLINE CONNECTING TO A MAIN LINE OTHER THAN THE COGENERATION LINE IN THE JONES FERRY ROAD RIGHT-OF-WAY; AND
3. THAT A 'CERTIFICATE OF OCCUPANCY' FOR THE BONUS 'MARKET-RATE' UNIT MAY NOT BE ISSUED UNTIL SUCH TIME AS THE TWO AFFORDABLE UNITS (UNIT 18 AND UNIT 22) ARE CONSTRUCTED AND OFFERED FOR SALE OR RENT FOR AN AMOUNT CONSISTENT WITH THE LANGUAGE FOUND IN SECTION 15-182.4; AND
4. THAT THE NUMBER OF PARKING SPACES PROVIDED ON SITE BE REDUCED TO NO MORE THAN THE NUMBER REQUIRED BY THE ORDINANCE, I.E. 46 SPACES.

VOTE: AYES (3) (Babiss, Carnahan, Poulton); NOES (3); (Ludwig, Marshall, West)  
ABSENT/EXCUSED (4) (Hammill, Haven-O'Donnell, Hogan, Searing)

*Adam Searing, Chair*

*(date)*

**TRANSPORTATION ADVISORY BOARD**

**RECOMMENDATION**

**October 17, 2002**

**SUBJECT:** Conditional Use Permit for the Old Farmer's Market Building

**Motion:** The Transportation Advisory Board (TAB) recommends that the Board of Aldermen request additional bicycle parking right up next to the building.

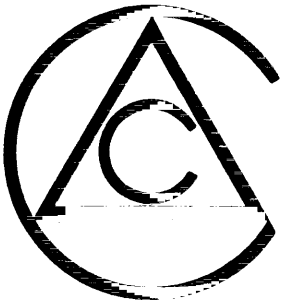
Moved: Elizabeth Shay; Second: Ginny Wolpin; VOTE: Ayes (Andreas Hay, Dazzie Lane, Ellen Perry, Elizabeth Shay, Ginny Wolpin), Noes (None)

*Ellen Perry*

TAB Vice-Chair

10 / 18 /02  
DATE

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



THURSDAY, OCTOBER 17, 2002

**OLD FARMER'S MARKET OFFICE BUILDING CONDITIONAL USE PERMIT**

Via the Committee as a Whole, the Appearance Commission Advisory Board moved to delay its formal recommendation until review of the scale model from the architect, so that the scope and mass of the building (e.g.- roofline and curtain wall system) might be better understood.

However, if the Board of Aldermen votes to approve the project, we recommend the following two conditions:

- 1) A reduction in roof pitch and height if possible to still allow for equipment in the attic space; and
- 2) Consideration of additional landscaping along Sweet Bay Place, south of the entrance point for the development.

**VOTING:**

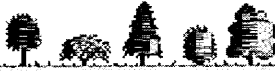
AYES: 3 (Wendy Wenck, Richard Taylor, and Tom Wiltberger)

NOES: 0

Mary Kay (for Chair)  
Appearance Commission Chair

10-18-2  
Date

TOWN OF CARRBORO  
ENVIRONMENTAL ADVISORY BOARD



Meeting on October 17, 2002  
at the Carrboro Town Hall  
Carrboro, North Carolina

## RECOMMENDATION

### Old Farmers Market Office Building – CUP Major Modification

Motion was made by Rickie White, and seconded by Merrilie Brown, that the Environmental Advisory Board recommends that the Board of Aldermen approve the request for the Major Modification to the Conditional Use Permit to allow the development of the Old Farmers Market Office Building project as proposed, to be located at 300 Roberson Street, subject to the following conditions:

1. Adherence to conditions recommended in the staff report.
2. In light of concerns raised by a resident regarding past activities in the vicinity of the site, it is recommended that the developer have a qualified professional on site to monitor excavation for any indicators of potential contaminants and to ensure proper disposal.

VOTE: AYES (3) (Brown, White, Gore); NOES (0); ABSENT/EXCUSED (3) (Burwell, Gallagher, Mathews).

Glynis M. Gore, Chair

(date)



# TOWN OF CARRBORO

NORTH CAROLINA

WWW.TOWNOFCARRBORO.ORG

Attachment M-6

## Memo

To: Mayor and Board of Alderman

From: Mariana Fiorentino *MF/CAH* and James Morgan *JM/CAH*, DDC Co-Chairs

CC: James R. Harris, Director of Community and Economic Development

Date: 10/14/02

Re: Comments on the Old Farmer's Market Office

The Downtown Development Commission met on October 11, 2002 and reviewed the plans for the Old Farmers' Market Office Building. The committee was very pleased to see the proposal as it contributes to the overall goal of the Board of Alderman to double the commercial tax base in the Town of Carrboro while at the same time adhering to the development regulations.

The committee however had two concerns when reviewing the plans.

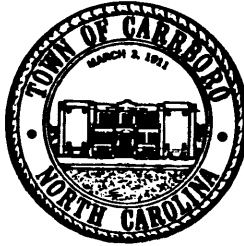
The first concern has to do with construction traffic coming to and leaving the site. The developer and the contractor should develop a plan that limits the number of trips to and from the site due to the congested traffic in the area coming from the surrounding neighborhoods and the local businesses.

There is concern about the intersection of Sweet Bay and Roberson Streets. The plan calls for a stop sign on southbound Roberson in the sharp curve. The commission feels that there are traffic-calming treatments such as paving transitions at the corner, which would be more effective at this location. On street parking should also be considered from the intersection of Main and Roberson to the sharp curve. The on street parking could serve as part of the calming treatment. The towns' transportation planner should study this recommendation as he looks at the Downtown Parking Report. The developer should be requested to dedicate additional right of way on Roberson in front of his project to accommodate on street parking. It is felt that this would support the use of a portion of the building for retail.

In closing it is suggested that the transportation planner while reviewing the recommendations from the parking report and Dan Burdens recommendation for handling the downtown traffic, consider placing a roundabout at the intersection of Main and Greensboro Streets. This would facilitate traffic leaving the area of the development by means of Carr Street and the west end of Roberson rather than via the congested light at the intersection of Roberson and Main.



# TOWN OF CARRBORO



## CONDITIONAL OR SPECIAL USE PERMIT WORKSHEET

### I. COMPLETENESS OF APPLICATION

- ☐ The application is complete  
☐ The application is incomplete

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### 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:

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### 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:**

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

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

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- 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:**

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