



**Attachment "E"**

THE UNIVERSITY OF NORTH CAROLINA  
AT  
CHAPEL HILL

Facilities Planning Department  
The University of North Carolina at Chapel Hill  
Telephone: (919) 966-1571

CB# 1090, Giles F. Horney Building  
Chapel Hill, North Carolina 27599-1090  
Fax: (919) 962-9103

October 13, 2003

Mr. Steve Stewart  
Town Manager  
Town Hall  
310 West Main Street  
Carrboro, NC 27510

Subject: The University of North Carolina at Chapel Hill  
Application for Extension of Non-Conforming Use and for Conditional Use Permit

**Francis Owen Research Laboratory**  
Department of Pathology and Laboratory Medicine  
UNC School of Medicine  
350 South Old Fayetteville Rd. CB 3114  
Chapel Hill, NC 27516

**Existing site: 4+ acre portion of a 655-acre parcel**

**Existing facility: 15,291 square feet**

**Project: 4,941 square foot accessory structure**

**Present zoning classification: R - 10**

**Present use classification: Research**

**Tax Parcel Number TMBL 7.116..10**

**Proposed zoning classification: No Change**

**Proposed use: No Change**

Dear Mr. Stewart:

The University has applied for permission to build a 4,941-square-foot accessory structure at the Francis Owen Research Laboratory in Carrboro. This letter is intended to supplement our application and documentation.

The Planning department and the Town Attorney advised us that the Carrboro Development Ordinance does not specifically address this project and in that spirit, we ask relief from strict interpretation of certain requirements. These requirements include: paving, parking and lighting.

We believe that strict application of the current Land Use Ordinance requirements would:

- be detrimental to the environment,
- would not benefit the neighborhood,
- would be of no benefit to the University, and
- would disrupt existing operations at the site.

**Relief is requested for:**

Parking:

Strict interpretation of the parking requirements would require 50 parking spaces to serve the entire facility. There are 18 existing spaces, requiring construction of 32 new spaces to meet the current standards. Adding 32 new spaces would have negative environmental consequences, including the removal of 10-15 trees and add a quarter acre of additional impervious paving.

Adding the additional parking is not necessary for the operation of the laboratory. The current parking standard is designed for a more auto intensive use than the Owen Lab. There are 16 full-time and 3 part-time employees working at the lab now and no additional staff or visitors will result from the proposed addition. Only 5,825 square feet of the facility is devoted to staff activities for which the Land Use Ordinance would require 18 spaces. These spaces already exist and therefore satisfy the requirements of Section 15-291 (a) of the Land Use Ordinance, which states that parking shall "provide sufficient vehicle storage area to accommodate the number of vehicles likely to be on the premises awaiting work or pending removal of their owners". Section 15-291 (b) also states that "the Table of Parking Standards is only intended to establish a presumption and should be flexibly administered" to satisfy the requirements set forth in Section 15-291(a). Under the ordinance, the Board of Alderman may waive the requirements to construct 32 additional spaces.

Lighting:

Strict interpretation of lighting requirements would result in the addition of several new lights and supporting poles that could be no higher than 15 feet. The present lights are higher, between 20 feet and 25 feet. The Lab Director has previously provided a letter stating that the present lighting provides sufficient illumination for public safety. The lights are not visible beyond the subject property lines.

Paving:

Strict adherence to the ordinance would require widening of the existing driveway from 12 to 20 feet. The driveway is several hundred feet long and widening it by eight feet would have negative environmental consequences including a significant increase of impervious surface, removal of many mature trees, and grading on a steep slope. This site generates very little traffic, and we know of only one instance in recent years of an emergency call. That call resulted in a response time of approximately 2 minutes and no loss of life or property. We are proposing to provide a gate in our fence adjoining University Lake so that emergency equipment could enter or exit through the OWASA site as needed.

There is another short length of driveway (7 feet), which is 23 feet wide rather than the 24-foot width required by the Ordinance. Widening this 7-foot portion of the driveway would be impractical because of steep slopes on both sides of the drive.

No additional staff or visitors will result from the proposed addition. The addition does not impact the existing vehicular circulation therefore approving the building without widening the driveways will not create an additional nonconformity.

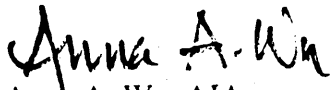
**Conclusion**

The Owen Research Laboratory has operated at this location for more than 40 years without incident or effect on property values. The proposed expansion will have no detrimental effects. The Research Lab generates little traffic, and is surrounded by University Lake and more than 200 wooded acres. The University believes that the present land use is beneficial to the neighborhood and Town.

The research conducted at the Owen laboratory is uniquely identified with The University of North Carolina at Chapel Hill and enjoys a very positive national reputation. The project will enhance the capacity of the Owen lab to participate in studies aimed at reducing human death and disability.

The University has complied with, or will comply with, all applicable Town of Carrboro requirements that can reasonably be complied with as required by section 15-124 of the Ordinance. Additionally, on balance, the continued benefits of the expansion of this long-term use outweigh the inherent disadvantages of expanding a nonconforming use. The University respectfully requests that the Board of Aldermen approve this application with the relief requested from certain parking, lighting and paving requirements.

Sincerely,



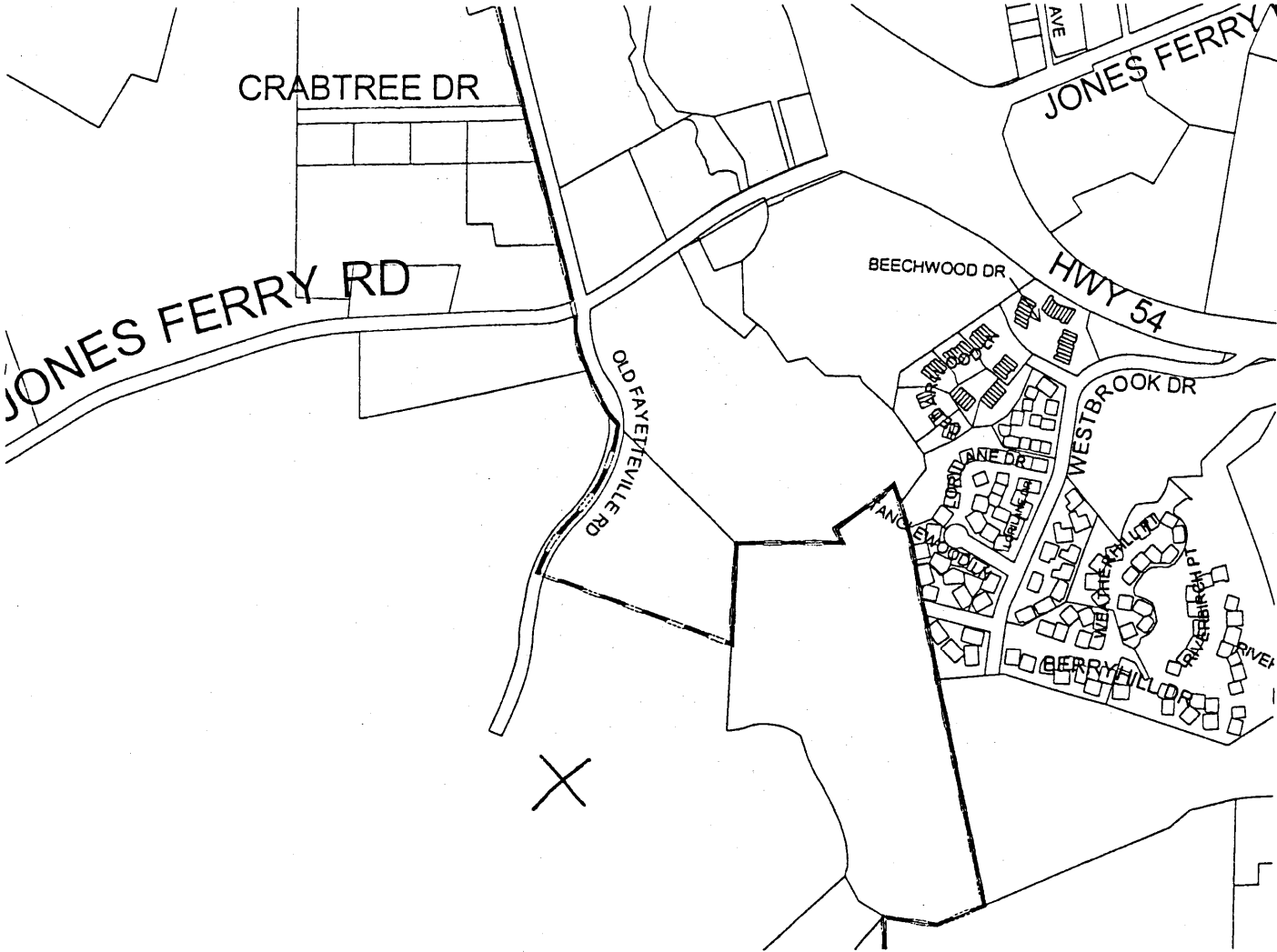
Anna A. Wu, AIA

Director

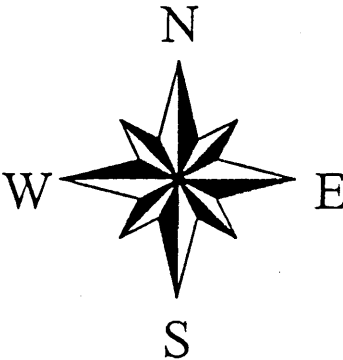
AAW/pes D3654

c: Honorable Mayor Mike Nelson and Members, Board of Aldermen  
Mr. Michael B. Brough, Esq., Town Attorney  
Mr. Robert Marriott  
Mr. Richard White, Assistant to the Town Manager  
Mr. Roy Williford, Planning Director  
Mr. Marty Roupe, Development Review Administrator  
Mr. Bruce Runberg  
Ms. Pat Crawford  
Ms. Nancy Sutenfield  
Ms. Susan Arthur  
Mr. Bill McCraw

# General Area Map



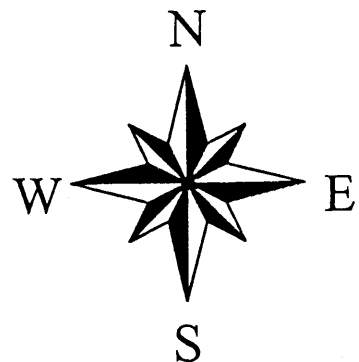
X = Site



# Owen Research Laboratory Site



0.05 0 0.05 0.1 Miles



## Attachment G

### Martin Roupe

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From: Jim Roberts [jroberts@mail.doi.state.nc.us]  
Sent: Wednesday, October 29, 2003 3:33 PM  
To: Martin Roupe  
Subject: UNC Owen Lab

Marty,

Your PowerPoint file came through just fine, and was very helpful. My comments relating to building codes are somewhat premature, as UNC has not yet submitted their plans for this new building to us for code compliance review. However, our view regarding this specific matter (the access road) can still be accurately described, to assist Carrboro's deliberations.

Paragraph 503.2.1 of the NC Fire Code (NCFC) contains a requirement for fire apparatus access with a width of 20 feet and height clearance of 13'6" or more. It is our understanding that the road accessing the site was already in place when the NCFC was first issued in 1991. Technically, that grandfathers it for \*existing\* construction only. However, in cases like this (where it would be a substantial undertaking to widen the access road), we defer to the judgement of the local Fire Chief regarding whether or not the existing road will permit safe use by their fire fighting vehicles. That approach focuses on the \*intent\* of the Code, which is to assure that fire fighting vehicles will be able to reach the site without jeopardizing equipment or personnel. (FYI, I've discussed this with Chief Murray but will refrain from any characterization of his position, as you will certainly want to get his official input.)

You indicated during our telecon that Carrboro also has a zoning ordinance with similar criteria for the road width. Although State-owned facilities are exempt from local jurisdiction for Building Code enforcement purposes (permits and inspections), there is no such exemption for local zoning ordinances. Therefore, you should apply Carrboro's zoning regulations to this project in the manner that you feel is most appropriate under the circumstances.

Best regards,

Jim

James C. Roberts, PE  
North Carolina Department of Insurance  
Office of State Fire Marshal -- Engineering Division  
State Property Plan Review Section  
919-661-5880 x242 FAX 919-662-4414  
jroberts@ncdoi.net

-----Original Message-----

From: Martin Roupe [mailto:mroupe@ci.carrboro.nc.us]  
Sent: Friday, October 24, 2003 5:48 PM  
To: Jim Roberts  
Subject: Owen Lab

<<Owens Blood Lab - Slides to Jim Roberts.ppt>>

Dear Jim,

As we discussed on the phone, we are reviewing a CUP application from UNC for a new building on their property at 350 S. Old Fayetteville Road (next to University Lake). I'm inquiring as to whether your department would require UNC to retrofit the existing 12-foot wide driveway for the site to the current standard of 20-feet. As I understand from speaking with you, this may or may not be imposed as a requirement on the project when UNC brings the project to your office for review. I further understand from speaking with you that it is not possible for you to say definitively at this point, since you have not

## Attachment G-2

formally received the project plans from UNC, much less completed a formal review.

I'm requesting that you please review the attached information and respond in whatever way you can so that I can inform the Town of Carrboro Board of Aldermen of your department's feelings about this matter during the public hearing for the project. Please let me know if you have any questions. I hope the PowerPoint presentation comes through acceptably. I'm happy to discuss further over the phone too, if what you find in the PowerPoint slides differ greatly from what you expected based on our conversation. I would appreciate a response as quickly as you can do so, though I understand you may need some time to get to it. Please note that your response may be included (in whole or in part) in the package going to the Board of Aldermen. If you have concerns about this, please let me know.

Thanks very much!!!!  
Marty.

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Marty Roupe, Development Review Administrator  
Town of Carrboro Planning Department  
301 West Main Street  
Carrboro, NC 27510  
(919) 918-7333 - phone  
(919) 942-1720 - fax  
mrroupe@townofcarrboro.org - email  
www.townofcarrboro.org

=====  
Town Web Site: <http://www.townofcarrboro.org>

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it \*may\* be considered public record and as such are subject to request and review by anyone at any time.

## Martin Roupe

**From:** Gene Bober [ebober@med.unc.edu]  
**Sent:** Wednesday, November 05, 2003 8:31 AM  
**To:** Martin Roupe  
**Subject:** FW: Owens Lab

Marty,

Here is the exchange of emails between me and the UNC Fire Marshal, Billy Mitchell. I hope it is helpful. Once again thank you for all of your guidance.

Gene

-----Original Message-----

**From:** Billy's Mail [mailto:mitchel5@email.unc.edu]  
**Sent:** Monday, November 03, 2003 1:05 PM  
**To:** Gene Bober  
**Subject:** Re: Owens Lab

Eugene

This is to let you know that I am in agreement with the statements that you have outlined in this email.

Billy Mitchell

UNC Fire Marshal

----- Original Message -----

**From:** Gene Bober  
**To:** Mitchel5@email.unc.edu  
**Cc:** marriott@med.unc.edu ; bill McCraw ; Tim Nichols  
**Sent:** Monday, November 03, 2003 12:51 PM  
**Subject:** Owens Lab

Billy,

Thank you for meeting at the Owens Lab this morning with Dr. Nichols, Bill McGraw and me. Here is a summary of our conversation:

- 1-As UNC CH Fire Marshall, you are satisfied with the emergency equipment access to the lab.
- 2-The present 12' driveway width is adequate from a public safety point of view, even with the addition of a new 5,000 building.
- 3-There should be a new hydrant installed near the lab - between 50'-100'.
- 4-The proposed emergency gate will add an extra bit of logistical support.

I would appreciate it if you would confirm my understanding. Many thanks.

gene

*Eugene A. Bober*  
 UNC School of Medicine  
 Planning Office  
 425 MacNider Hall CB 9510  
 Chapel Hill, NC 27599-9510  
 voice: 919.843.3788  
 cell: 919.201.4293  
 ebober@med.unc.edu





**CARRBORO FIRE DEPARTMENT  
CARRBORO, NORTH CAROLINA**



**To: Marty Roupe**

**From: Rodney Murray, Fire Chief**

**We have reviewed the plans for Owens Research Lab located off Old Fayetteville Road. During this review concern of the roadway, width and accessibility to the building were addressed. After discussions with James Roberts, Department of Insurance, Gene Bober, UNC Planning Office and Carrboro Fire Department Staff, we concluded that our concerns have been met. We Are comfortable that the driveway width and the proposed emergency access gate are adequate for fire safety protection.**

**If there are any other questions concerning this matter, please contact me.**

## **Attachment "H"**

### **Parking Justification Statement**

The Cover Sheet includes calculations addressing the parking requirements for the site. Per the requirements of the zoning ordinance, there are 18 parking spaces required and there are 18 existing paved parking spaces located at the site. Of the 20,064 sq.ft. of existing and proposed buildings, only 5,825 sq.ft. is devoted to staff areas used for research activities. The proposed building addition will not result in an increase in area used for research activities. Based on years of experience there is adequate parking to meet the demands of the facility.

## **Attachment I**

### **Transportation Impact Statement**

1. The addition of the proposed 4941 SF building will have no impact on the existing roadway system. The Owen Research Laboratory is a research facility and the new building will be used as an extension of the existing research facility. There will be no new employees added as a result of this new building. The Owen Research Laboratory has a use classification of 3.220. This classification is designated for operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use. Therefore, no additional customer or client traffic is anticipated and consequently, no impact on the existing roadway system will occur.
2. Based on the above, there will be no internal or external roadway improvements made.
3. Based on the above, there will be no provisions made to provide pedestrian (sidewalk and greenway) and bikeway access, either internal or external, to the research facility site.
4. Based on the above, there are no plans to accommodate transit services or to encourage the use of the transit system.

## **ATTACHMENT "J"**

### **Tree Removal Justification Statement**

As shown on sheet LP4 (Landscape Plan) of the CUP/Construction Drawings, there are nine (9) trees which are 18 inches in diameter or greater which will have to be removed to construct the proposed building and associated site features. There is no possibility of retaining these trees since the proposed building site is the only practical location on the site where the building can be constructed and kept out of the flood plain. There are no "very rare trees" (as defined in Section 15-316) on the site that would require removal to accommodate the proposed building.

## ATTACHMENT "K"

**Sungate Design Group, P.A.**

ENGINEERING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL

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

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October 7, 2003

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

Re: Owen Research Laboratory Expansion – Fifth Review

Dear Jane:

We have completed our fifth review of the plans and calculations for the Owen Research Laboratory. The submittal was prepared by Woolpert LLP and is dated 9/22/03.

Following are our comments from the initial review annotated to reflect this review:

1. Submit technical information which provides justification that soils with permeability of 0.3 inches per hour will perform in a manner consistent with the 0.52 permeability required in the DWQ BMP manual.

**This comment has been satisfactorily addressed.**

2. Provide a detailed constant permeability rating report prepared by a qualified professional to verify the 0.3 infiltration rate.

**This comment has been satisfactorily addressed.**

3. It is noted in your report that the trench will be 3 feet deep. Based on the design submitted the trench will only have an effective depth of 2.5 feet since the bypass 15" pipe is set at the top of the 24 inch pipe which is 2.5 feet above the invert of the trench.

**This comment has been satisfactorily addressed.**

4. How will the sump in the discharge basin provide necessary storage for overflow from the trench?

**This comment has been satisfactorily addressed.**

5. Provide justification for 0.4 void ratio for #2 or #3 gravel.

**This comment has been satisfactorily addressed.**

**ATTACHMENT "K" -2**

6. Provide evidence that the bottom of the trench is at least 2 feet above the seasonal high water table and three feet above any bedrock or impervious soil horizon.

**This comment has been satisfactorily addressed.**

7. A flood easement coinciding with the floodplain of Morgan Creek should be shown on the plans in accordance with Appendix I of the LUO.

**The note on the plans should read Stream Buffer and Flood Easement.**

8. A stream buffer coinciding with the floodplain of Morgan Creek should be shown on the plans.

**The note on the plans should read Stream Buffer and Flood Easement.**

9. Note # 17 indicates that all slopes shall be no steeper than 3:1. Some of the slopes on the east side of the building are 2:1.

**This comment has been satisfactorily addressed. The slope in the note has been revised to 2:1.**

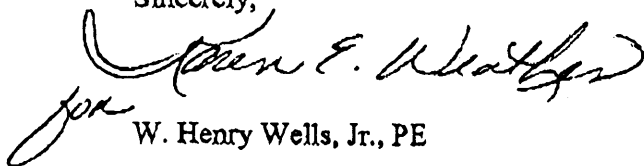
Additional comments based on third review - 8/25/03:

10. The Truth in Drainage Statement should include water quality as well as water quantity.

**This comment has been satisfactorily addressed.**

Based on the above findings I would recommend that the CUP plan be approved since all of the above comments have been satisfactorily addressed. If you have questions or need further information, please contact me.

Sincerely,

  
W. Henry Wells, Jr., PE

# TOWN OF CARRBORO

## 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:

350 South Old Fayetteville Road

TO BE CALLED OWEN RESEARCH LABORATORY EXPANSION

AND TAX MAP REFERENCED AS 7.116..10

I, ANNA WU, REPRESENTING THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL  
HILL,

SUBMIT THIS NEIGHBORHOOD MEETING FORM TO ACKNOWLEDGE THAT:

☐

A MEETING WAS HELD WITH THE MEMBERS OF THE NEIGHBORHOOD ON

\_\_\_\_\_.

☐

Residents (including Property Owners and Renters), 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 22 ND DAY OF AUGUST, 2003.

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

*Anna A. Wu*

Signature

## SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS

### *CONDITIONAL USE PERMIT— OWEN RESEARCH LABORATORY EXPANSION*

Recommended by	Recommendations
1. Staff, PB, TAB, EAB, and AC	That, per Section 15-124(g)(6)(a) of the LUO, the Board hereby finds that the project complies with the LUO to the extent it is reasonable to do so, except that the Board hereby requires that the project shall comply with all conditions that follow, one or more of which relate to current, non-complying situations;
2. Staff, PB, TAB, EAB, and AC	That, per Section 15-124(g)(6)(b) of the LUO, the Board hereby finds that, on balance, the benefits to the neighborhood resulting from the improvements required in conjunction with the expansion of the nonconforming use outweigh the disadvantages inherent in the expansion of the nonconforming use;
3. Staff, TAB, and AC	That, on the construction plans for the project, the applicant must widen the existing parking aisle to a width of 24-feet, per Section 15-294(b) of the LUO;
4. Staff, TAB, and AC	That the applicant must revise the drainage/stormwater plan for the project to exhibit compliance with Section 15-263 of the LUO related to the additional, resulting impervious surface added to the site by conditions imposed on the CUP by the Board of Aldermen. If these revisions constitute a substantial change to the site design, then the plans must be brought back before the Board of Aldermen for consideration through the Minor Modification process;
5. Staff, PB, TAB, EAB, and AC	That the Board hereby finds that eighteen (18) parking spaces shall be sufficient to serve the proposed development based on evidence submitted by the applicant related to the actual square footage of buildings utilized by employees and related to the statement submitted by the applicant regarding their determination of parking needs for the site being based on years of experience operating the site;
6. Staff, PB, TAB, EAB, and AC	That the applicant shall provide to the Zoning Division, prior to the release of the certificate of occupancy for the project or before the release of a bond if some features are not yet in place at the time of the release of the certificate of occupancy, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features must be clearly delineated in a data table. The data must be tied to horizontal controls.
7. PB	That staff recommendations regarding widening of the driveway, widening of the parking aisle, revisions to the stormwater plan, and a reduction in the height of lights were specifically not endorsed (staff recommendations regarding both the widening of the driveway and a reduction in the height of lights have since been removed);



8. PB	That the applicant shall replace lenses in cobra-head fixtures with cut-off lenses in order to reduce light spillage, so long as it does not diminish night-time security.
9. TAB	That the Town of Carrboro Fire Department clarify that the driveway width is adequate for fire safety and that the parties maintain discussions on emergency vehicle access.
10. EAB	That the emergency fire gate allowing alternate egress be installed per the applicant's proposal;
11. EAB	That the outdoor lighting units be replaced with full-cut-off lighting as necessary;
12. EAB	That Korean Lespedeza is replaced with a non-invasive substitute on the planting plan;
13. EAB	That the EAB recommends that the driveway and parking area not be required to be widened or enlarged in order to comply with the LUO. This recommendation is dependent upon the provision of the emergency gate as mentioned above. The basis for this recommendation is that additional land disturbance would compromise existing stable slopes as well as trees with little net-gain in functionality.
14. AC	In the future, if the replacement of outdoor lighting is required that the "new" outdoor lights meet the present provisions of the Land Use Ordinance;
15. AC	Replace the Korean Lespedeza plantings with Crimson Clover;
16. AC	Improvements to the existing road not be required in order to retain the existing trees.



# 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 16, 2003

### CONDITIONAL USE PERMIT: EXPANSION OF NON-CONFORMING USE OF OWEN RESEARCH LABORATORY

MOTION MADE BY SUSAN POULTON AND SECONDED BY FRANK HAMMILL THAT THE BOARD OF ALDERMEN APPROVE THE ONE-TIME EXPANSION OF THE NON-CONFORMING USE TO ALLOW THE CONSTRUCTION OF A 4,941 SQUARE FOOT BUILDING (Use 3.220), SUBJECT TO CONDITIONS 1, 2, 6, AND 7 RECOMMENDED BY STAFF. STAFF RECOMMENDATIONS 3, 4, 5, AND 8 WERE SPECIFICALLY NOT ENDORSED.

AND THE FOLLOWING:

THAT THE APPLICANT SHALL REPLACE LENSES IN COBRA-HEAD FIXTURES WITH CUT-OFF LENSES IN ORDER TO REDUCE LIGHT SPILLAGE, SO LONG AS IT DOES NOT DIMINISH NIGHT-TIME SECURITY.

VOTE: AYES (8) (Marshall, Hammill, Carnahan, Hogan, Poulton, West, Ludwig, Babiss); NOES (0); ABSENT/EXCUSED (2) (Haven-O'Donnell, Paulsen).

John Marshall, Chair (date)

**TRANSPORTATION ADVISORY BOARD**

**RECOMMENDATION**

**October 16, 2003**

**SUBJECT:** Owen Research Lab Expansion and Conditional Use Permit Application

**MOTION:** The Transportation Advisory Board (TAB) recommends that the Board of Aldermen approve the Conditional Use Permit pending clarification from the Carrboro Fire Department that the driveway width is adequate for fire safety and that the parties maintain discussions on emergency vehicle access.

Moved: Elizabeth Shay

Second: Heidi Perry

**VOTE:** Ayes (Chris van Hasselt, David Deming, Ellen Perry, Heidi Perry, Elizabeth Shay, Ginny Wolpin); Noes (None).

CHRIS VAN HASSELT (Chair)  
TAB Chair

11 / 16 / 03  
Date

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TOWN OF CARRBORO  
ENVIRONMENTAL ADVISORY BOARD



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PLANNING DEPARTMENT

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Meeting on October 17, 2003 at 7:00 p.m.  
at the Carrboro Town Hall  
Carrboro, North Carolina

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RECOMMENDATION

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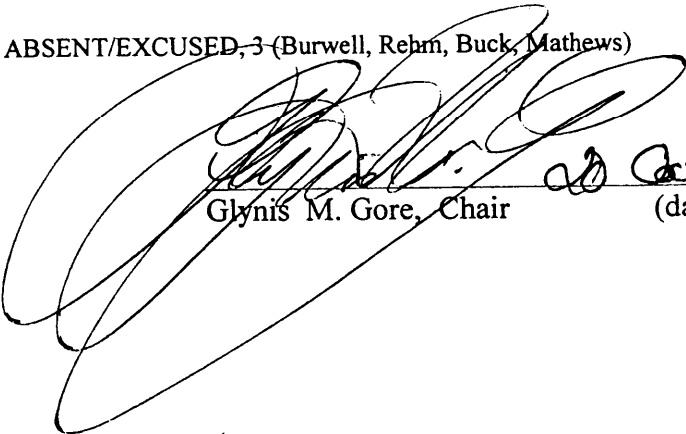
EAB Owens Research Laboratory CUP modification recommendations statement:

Via Committee as a Whole, the Town of Carrboro Environmental Advisory Board recommends approval of the CUP modification for the aforementioned project, subject to recommendations 2, 6 and 7 from the staff report.

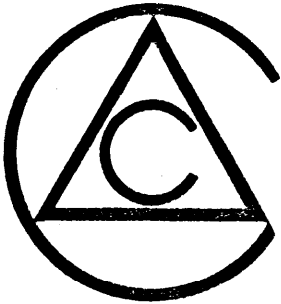
Further, we recommend the following:

1. That the emergency fire gate allowing alternate egress be installed per the applicant's proposal.
2. That the outdoor lighting units be replaced with full-cut-off lighting as necessary.
3. That Korean Lespedeza is replaced with a non-invasive substitute on the planting plan.
4. That the EAB recommends that the driveway and parking area not be required to be widened or enlarged in order to comply with the LUO. This recommendation is dependent upon the provision of the emergency gate as mentioned above. The basis for this recommendation is that additional land disturbance with compromise existing stable slopes as well as trees with little net-gain in functionality.

VOTES: AYES, 2 (Gore, White); NOES, 0; ABSENT/EXCUSED, 3 (Burwell, Rehn, Buck, Mathews)

  
Glynis M. Gore, Chair

20 Oct 03  
(date)



THURSDAY, October 16, 2003

**OWENS RESEARCH LABORATORY EXPANSION CONDITIONAL USE PERMIT  
350 SOUTH OLD FAYETTEVILLE ROAD**

Via the Committee as a Whole, the Appearance Commission Advisory Board hereby recommends approval of the proposed project with the following three conditions:

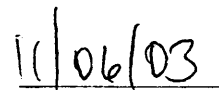
- 1) In the future, if the replacement of outdoor lighting is required that the "new" outdoor lights meet the present provisions of the Land Use Ordinance;
- 2) Replace the <sup>Korean</sup> ~~Korena~~-Lespedeza plantings with Crimson Clover;
- 3) Improvements to the existing road not be required in order to retain the existing trees.

VOTING:

AYES: 2 (Wendy Wenck, Chuck Morton)

NOES: 0

  
Appearance Commission Chair

  
Date

**Attachment "N"**

Jeff Vanke  
Bookkeeper, Weatherhill Pointe HOA  
102 Weatherhill Pointe  
Carrboro, NC 27510  
967-2015  
jvanke@yahoo.com

November 6, 2003

Marty Roupe  
Zoning Division  
Town of Carrboro

Dear Marty,

I write on behalf of the Weatherhill Pointe HOA, in response to your correspondence regarding the planned expansion of UNC's research facility by University Lake.

The current research facility houses a large number of dogs whose collective barking is sometimes audible even at our distance from the facility, and sometimes very early in the morning. The audibility has increased with the clearing of land for the Jones Ferry Road park-and-ride, and more recently for the Rose Walk development. If we can hear this in our neighborhood, which must be near the border of the 1000-foot distance, there are several other neighborhoods that are much closer, especially Rose Walk.

We are concerned that the proposed facility expansion should not add to current noise levels, which already seem inappropriate for the proximate residential properties. We would consider an increase in the numbers of barking dogs – or any other added loud sounds – as a harmful addition to current noise levels (as opposed to a mere continuation of present circumstances).

Signed,

Jeff Vanke  
Bookkeeper  
Weatherhill Pointe HOA

# 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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