

## SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS

### *CONDITIONAL USE PERMIT FOR COMMERCIAL DEVELOPMENT AT 405 JONES FERRY ROAD*

STAFF RECOMMENDATIONS	
Staff Recommendations w/ Advisory Board support where applicable):	<i>Explanation: Staff recommendations, primarily related to LUO compliance, are represented by #s 1-9 below. If an advisory board voted to 'support' the staff recommendation, then such board is listed after staff in the left-hand column.</i>
Recommended by	Recommendations
Staff, TAB, AC, PB, EAB, ESC	1. That the applicant must obtain a driveway permit from Town of Carrboro and NCDOT prior to Construction Plan approval.
Staff, TAB, AC, PB, EAB, ESC	2. That the applicant shall provide to the Zoning Division, prior to the release of the Certificate of Occupancy or before the release of a bond if some features are not yet in place at the time of wishing to obtain the Certificate of Occupancy, mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be DXF format and shall include a base map of the whole project and all separate plan sheets. As build DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
Staff, TAB, AC, PB, EAB, ESC	3. That fire flow calculations and building-sprinkler design (as required) must be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.
Staff, TAB, AC, PB, EAB, ESC	4. That an engineer must verify compliance with LUO Section 15-243(d)'s light pollution limits of 0.2 foot candles across property lines by sealing a plan for all proposed lighting prior to Construction Plan approval.

Staff, TAB, AC, PB, EAB, ESC	5. That the Appearance Commission review the proposed outdoor seating area and fountain at the corner of Barnes Street and Jones Ferry Road as a courtesy review prior to installation.
Staff, TAB, AC, PB, EAB, ESC	6. That additional right-of-way at the corner of Barnes Street and Jones Ferry Road be dedicated to the Town of Carrboro and NCDOT for the possible future installation of a round about at this intersection prior to the Certificate of Occupancy being issued for the proposed buildings. Amount right of way dedication shall be sufficient to construct 120 foot diameter roundabout.
Staff, TAB, AC, PB, EAB, ESC	7. That all temporary and/or permanent construction and drainage easements be obtained prior to Construction Plan approval. The storm water easement on University Lake Apartments shall be reviewed and approved by the Town Attorney and must include language specifically disclosing that the property owner has received and acknowledged the complete stormwater report (stormwater plans, calculations, etc) for the project.
Staff, TAB, AC, PB, EAB, ESC	8. That the proposed sidewalk along Barnes Street be constructed per the "collector street" (standard drawing #26) in Appendix C of the LUO, except that the right-of-way shall extend a minimum of two (2) feet from the back edge of sidewalk rather than 4.5 feet. Additional street right-of-way be dedicated to the town, if necessary, prior to Construction Plan approval to construct as described.
Staff, TAB, AC, PB, EAB, ESC	9. That per Section 15-291 of the LUO, the Board of Aldermen hereby finds that 348 parking spaces is sufficient to serve the proposed development, based on information submitted by the applicant regarding proximity to both nearby, residential neighborhoods and bus lines.

Staff	10. That curb stops be added to parking areas adjacent to landscaping and sidewalks per Sections 15-295(b) and 15-317(d) of the LUO prior to Construction Plan approval.
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## ADVISORY BOARD COMMENTS / RECOMMENDATIONS

Additional Advisory Board Comments & Recommendations:	<i>Explanation: Comments and recommendations solely from advisory boards follow. If a comment involves LUO interpretation, then the applicable LUO section(s) are noted parenthetically. Otherwise, the Board may wish to consider comments in the context of public health, safety, or welfare findings. Staff generally does not endorse nor refute comments from advisory boards.</i>
Recommended by	Recommendations
AC	1. That the applicant include a more diverse selection of landscaping plantings;
	2. That the applicant include more North Carolina native plantings;
PB	1. That the applicant provide more bike racks in high-visibility locations.
	2. Make façade treatment and signage of storefronts along Jones Ferry Road & Barnes Street reflect Carrboro's historic vernacular as found along 100 Block of East Main Street and in the historic Carr Mill building.
	3. That the developer provides pedestrian "stub-outs" to facilitate future walking connections with Carolina Apartments and University Lake Apartments.
	4. That the developer adds two more "tree islands" by eliminating eight (8) parking spaces at the center of the vehicle accommodation area, to be planted with shade tree varieties.
	5. That all buildings should utilize Energy Star rated reflective roofs.
	6. That the developer takes measures, including signage and tenant regulations, to prevent delivery trucks from using the Barnes Street ingress/egress.
	7. That the project is engineered to treat 100% of the stormwater coming onto the site.

**ATTACHMENT A-4**

	8. That the developer provide some of the shops along Jones Ferry and Barnes Street with ceilings high enough to enable construction of mezzanine areas with eight (8) foot ceilings (such as are found at Camerons and KitchenWorks in University Mall).
	9. That the developer re-design and expand paving areas outside and adjacent to the storefronts along Jones Ferry and Barnes Street so that some merchants will have room for outdoor activities.
	10. That the developer provides one additional stair to connect the Jones Ferry sidewalk with the paving along the storefronts.
	11. That the developer provides a sheltered waiting area for the bus stop along Jones Ferry Road.
	12. That the developer explore with staff ways to maximize safety for pedestrians and cyclists at both ingress/egress locations of the vehicle accommodation area.
	13. Planning Board strongly supports the Board of Aldermen in negotiations with NCDOT that will bring about some resolution of serious safety concerns at the intersection of Jones Ferry and Barnes Street. Particularly, the Planning Board wants a clearly marked crosswalk across Jones Ferry Road leading to a sidewalk on the north side of Jones Ferry, and some form of signalization at this intersection, a flashing warning light at the very least if not a traffic light.
TAB	1. That the number of covered bike parking spaces in front of the Harris Teeter building is increased to 18 and the other shops will have a minimum three bike racks with a minimum capacity of six bikes such that one of those racks is near the proposed fountain and the other two are in front of the shops and that some of those spaces are covered. The developer should look at the recommendations on file with the town for types of acceptable bicycle racks.
	2. That there will be pavement markings and a minimum of three speed humps internal to the site to slow traffic and increase awareness of pedestrian movement.
	3. That the delivery, service and/or dumpster traffic will be prohibited via the Barnes Street access point.
	4. That the Barnes Street access will be ingress only.
	5. That all crosswalks are designed for maximum visibility using paint and texture.
	6. That there is a sheltered waiting area for EZ Rider patrons.
	7. That raised concrete or planted medians are used on Jones Ferry where the current plan show painted striping for the turn lanes.

	8. Soon after occupancy and for a period of up to one year the applicant will conduct traffic counts on Jones Ferry Road and Barnes Street to reevaluate the need for a traffic signal.
	9. That the Town of Carrboro request that NCDOT extend the 20 MPH speed limit on Jones Ferry Road from the center of town to Davie Street.
	10. That the Town of Carrboro restripe Barnes and Prince Streets to narrow the traffic lanes and provide pedestrian lanes, similar to Poplar Ave.
EAB	1. That the applicant agree to treat stormwater from existing, as well as increased impervious surface area.
	2. That in anticipation of more frequent drought conditions and land use ordinance revisions that address the pending Jordan Lake Rules, the applicant replace the proprietary stormwater device with a cistern or other holding device that would capture and re-use the first 1" of stormwater runoff or replace the proposed filter media in the proprietary device with a media that removes nutrients in addition to total suspended solids. If either of the above are impracticable for this project that the applicant demonstrates that he can accommodate retrofitting for nutrient removal.
	3. That the applicant refer to Appendix E of the Carrboro Land Use Ordinances which provides a suggested list for native plants for landscaping.
	4. That the applicant provide additional bicycle racks, at least some of which are sheltered and placed in the vicinity of the shoppes.
	5. That the applicant design the project to facilitate existing and future flow of pedestrian and bicycle traffic around adjacent neighborhoods.
	6. That the applicant extend pedestrian access to adjacent residential properties.



## 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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Telephone: (704) 844-3100

September 20, 2007

Greg Edney  
Northwest Property Group  
P.O. Box 537  
Skyland, North Carolina 28776

RE: Carrboro, NC

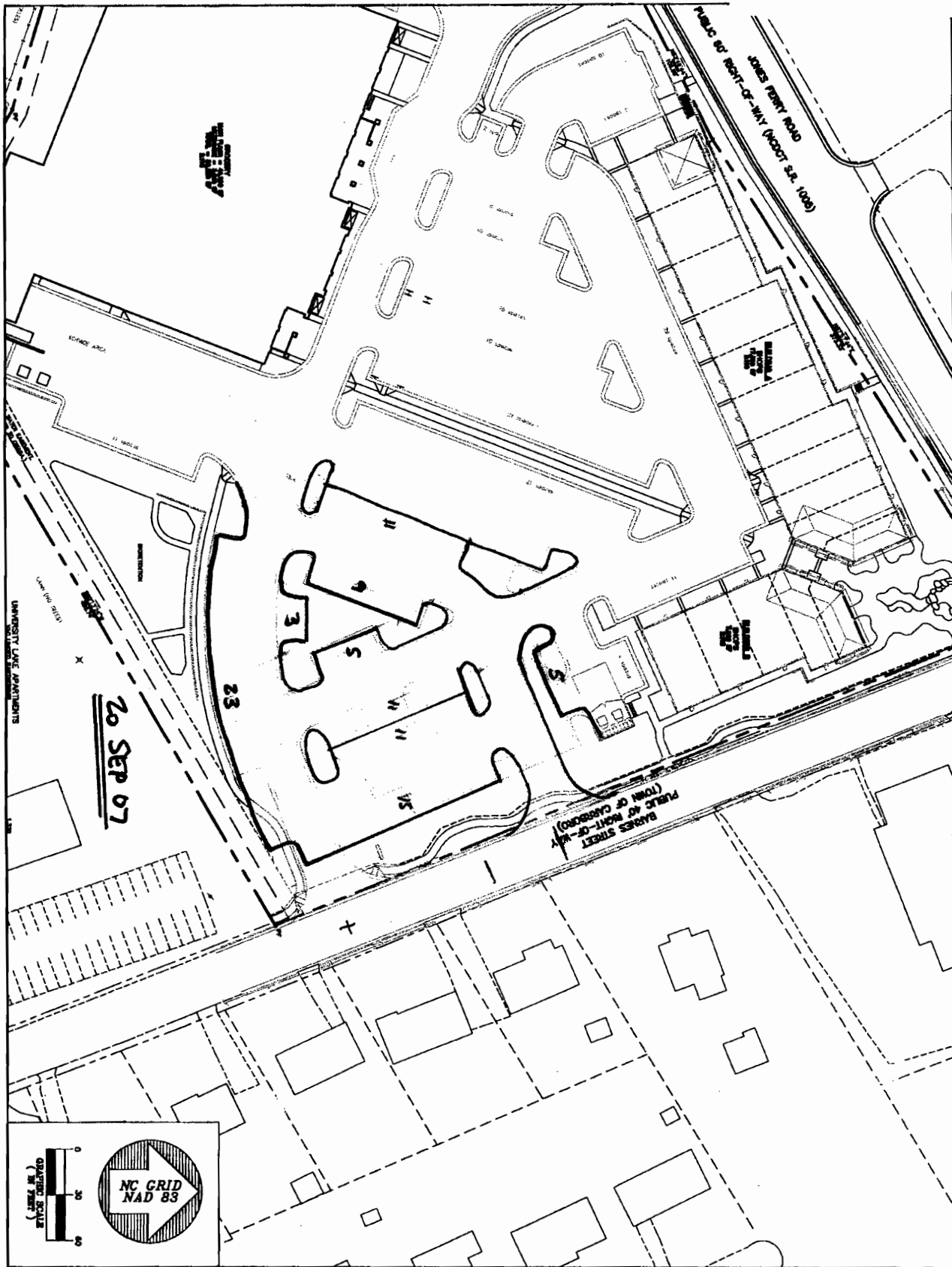
Dear Greg,

Please allow this letter to affirm that Harris Teeter currently has no plans to close our existing store #297 at the Carr Mill Mall in Carrboro, North Carolina with the opening of the proposed store in Carrboro at the intersection of Jones Ferry Road and Barnes Street. According to our sales forecasts the market can adequately support two stores. The existing store is a very successful store for Harris Teeter and by adding a second store Harris Teeter hopes to be able to better serve the market.

Sincerest Regards,

Keith Rudemiller  
Vice President Real Estate





**SHOPPES AT JONES FERRY**  
**BARNES STREET DRIVEWAY ALTERNATIVE**  
**CARRBORO, NC**

NUM	REVISION	DATE	ISSUED	DATE

**BALENTINE ASSOCIATES, PA**  
 301 PINEHURST ROAD, CHAPEL HILL, NC 27316  
 (919) 538-0440

SCALE: AS NOTED  
 DATE: 19 SEP 07  
 JOB NUMBER: 105012.00  
 DRAWN BY: GJR  
 REVIEWED BY: GJR

**EXHIBIT**  
**1**