

ATTACHMENT A

A RESOLUTION APPROVING A MINOR MODIFICATION TO THE
CAROLINA CARWASH CONDITIONAL USE PERMIT PROJECT
AT 426 E. MAIN STREET ALLOWING FOR EXPANSION OF USES
WITHIN A PORTION OF THE EXISTING BUILDING

Resolution No. 52/2009-10

WHEREAS, the Carrboro Board of Aldermen approved a Conditional Use Permit for the Carolina Carwash Conditional Use Permit on June 8, 1999; and

WHEREAS, the Town of Carrboro wishes to support business and commercial uses in the downtown; and

WHEREAS, Town Staff has determined that this request constitutes a Minor Modification to the Conditional Use Permit; and

WHEREAS, the applicant has met the criteria in the Town's Land Use Ordinance related to Minor Modifications.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Minor Modification to the Carolina Carwash Conditional Use Permit authorizing the additions of uses 2.110, 2.120, 2.130, 3.110, 3.120, 3.150, 4.100, 5.320, 5.400, 6.110, 8.100, 8.200, 8.500, 8.600, 9.500, 27.000 to 4,784 square feet of the existing building and, as permitted, outdoor patio and deck areas, subject to the following stipulations:

That the following additional CUP conditions are hereby added:

1. That the applicant be allowed to deviate from the presumptive parking standard by providing two parking spaces on-site dedicated to the proposed uses with joint use of the remaining on-site spaces, and, satellite parking, fulfilling the parking requirement per the justification provided by the applicant's parking justification letter.
2. That, should the applicant have insufficient satellite parking to address the needs of the proposed use(s), the two parking spaces, lost as a result of the patio installation, be returned to the site.
3. That, per the provisions of Section 15-309 of the Carrboro Land Use Ordinance, the screening requirements of Section 15-308 as they are applied to the public road rights of way are waived based upon the applicant's screening justification letter.
4. That adequate cardboard recycling is provided on-site as required by the proposed use.

This the 17th day of November, 2009

Shading Note-

Note: there is no proposal in this application to expand the vehicle accommodation area.

Vehicle Accomodation Area -	15,503 s.f.
Req'd Shading -	3,100 s.f.
Shading Provided - 4 small interior trees - 314 x 4 = 1,256 s.f.	
1 large perimeter -	254 s.f.
	1,610 s.f.

Project Summary

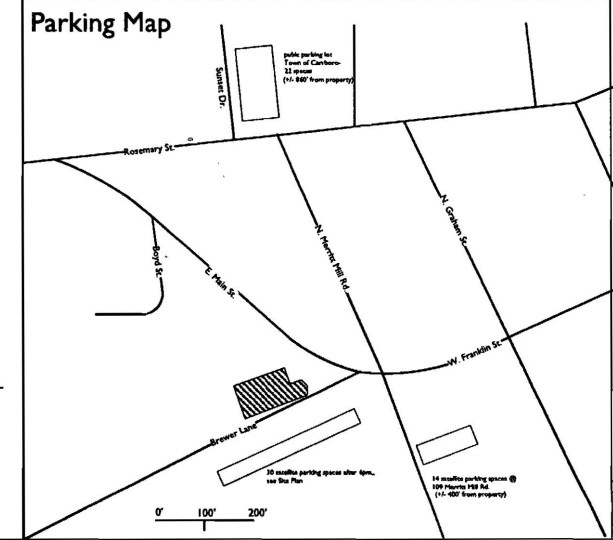
Owner - Thomas Tucker, 1289 N. Fordham Blvd, Suite 400, Chapel Hill, NC 27516, tel. 923-3750
 Applicant - Jack Haggerty, Architect, 205 W. Main St., Ste 213, Carrboro, NC 27510 tel. 967-5191
 Permit Sought - Minor Modification to existing Conditional Use Permit (addition of uses - no changes proposed to building)
 Tax Map Reference: 7.92.A.20
 Address: Carolina Car Wash 414 E. Main St., 100 A Brewer Lane, 100 B Brewer Lane
 Tract Size: 25,969 S.F., 0.60 ac.
 Zoning District: B1-G
 Overlay Zoning Districts: EAT
 Existing Permitted Use Categories: 9.400
 Existing Uses: 9.500
 Proposed Uses: 2.110, 2.120, 2.130, 3.110, 3.120, 3.150, 4.100, 5.320, 5.400, 6.110, 8.100, 8.200, 8.500, 8.600, 9.500, 27.000
 Maximum Building Height Permitted:
 Building Height: 1 story, with partial second story
 Building Size - 8,609 s.f. - **no change proposed to building footprint**

Parking Summary

Total Building Square Footage - 8,609
 3,825 s.f. of building is permanent car wash (9,500 conveyor type). Car Wash employee parking is contained in car wash drive and along front of building (along E. Main St.). The long entry drive combined with immediate customer pickup after car washing means no warehousing of vehicles on lot and no obstruction of right of way on E. Main St.
 Other Uses: LUO Parking Ratio (presumptive)
 4,784 s.f. of building:
 Highest Requirement - 8.100 - 1 space/100 s.f. = 48 spaces required plus 15 spaces for 8,200 = 63 total spaces required.
 Lowest Requirement - 3.120 - 1 space/400 s.f. = 12 spaces required
 4 spaces (if accessible) are provided on site. After 8pm. (closing of car wash) there are approximately 9 parking spaces in front of and in the car wash drive that can be used by non-car wash uses. Off site spaces (satellite and public lots) are shown on Parking Map. Owner shall post sign at site parking listing location of additional parking.
 On Site Parking - standard spaces - 11 (if accessible)
 Satellite Parking - standard spaces - 30
 Total - 41 spaces
 Town of Carrboro lot - 21 spaces (if accessible)
 plus Owner's lot in Chapel Hill 8 spaces in the day, 14 in the evening
Proposed Uses / Parking Req'd

2.110 -	1 space/300 s.f.
2.120, 2.130 -	1 space/400 s.f.
3.110 -	1 space/200 s.f.
3.120 -	1 space/400 s.f.
3.150 -	1 space/300 s.f.
4.100 -	1 space/200 s.f.
5.320 -	1 space/300 s.f.
5.400 -	1 space/300 s.f.
6.110 -	1 space/200 s.f.
8.100 -	1 space/100 s.f.
8.200 -	1 space/4 curbside seats proportionate to service
8.500 *	1 space/200 s.f. + 1 space per delivery drive
8.600 *	11 spaces
9.500	

* - These uses are subject to Town of Carrboro Land Use Ordinances, Section 5-175.8



Site Plan - 1" = 20'

Project Notes

Owner will maintain property in accordance with Carrboro Land Use Ordinance Section 15-47 so that all facilities described in this document can be used or will perform in manner intended.

Survey Notes

Building size and location, property boundaries, utility information and grade materials and their locations are taken from a survey by R.S. Jones & Associates, Land Surveyor of Mebane, NC, titled "Survey for Tom Tucker" dated January 2, 2009. Additional information was taken from a conditional use permit application to the town of Carrboro titled "Go!" Nightclub/Tenant Space Uplift, 100F Brewer Lane, Carrboro, NC" dated 4/10/99 by David Ripperton, Architect Inc.

Utility Notes

No changes are proposed to the utilities. General Contractor shall have all utilities located prior to starting construction.

If when a restaurant tenant is proposed, Building Owner or prospective restaurant tenant will submit drawings for property sized grease interceptor to OWASA for review prior to beginning any occupancy or construction.

Jack Haggerty, Architect
 205 W. Main St., Ste 213, Carrboro, NC 27510
 919 967-5191 jack@jackhaggertyarchitect.com

Carolina Car Wash - Carrboro
 414 E. Main St., 100 A & B Brewer Lane, Carrboro, NC
 to Existing CUP

Min. Modif. to Condit. Use Pt.
 August 21, 2009
 November 25, 2009
 November 3, 2009
 November 11, 2009

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ATTACHMENT B

STAFF REPORT

TO: Board of Aldermen

DATE: November 17th, 2009

PROJECT: Minor Modification to Carolina Car Wash CUP

APPLICANT: Jack Haggerty
205 West Main Street
Carrboro, NC 27510

OWNER: Mr. Thomas Tucker
1289 N. Fordham Blvd, Ste 400
Chapel Hill, NC 27516

PURPOSE: Requesting a Minor Modification to the existing Carolina Car Wash CUP located at 426 E. Main Street (addressed as 100-F Brewer Lane in the CUP) expanding the uses within 4784 square feet of the existing building and, as permitted, outdoor patio and deck areas.

EXISTING ZONING: B1-g- General Business Zoning District
EAT Overlay District
RHDC Overlay District

TAX MAP NUMBER: TMBL 7.92.A.20

LOCATION: 426 E. Main Street ((addressed as 100-F Brewer Lane in the CUP document).

TRACT SIZE: .6 acre

EXISTING LAND USE: Nightclub, carwash

PROPOSED LAND USES: Uses: 2.110, 2.120, 2.130, 3.110, 3.120, 3.150, 4.100, 5.320, 5.400, 6.110, 8.100, 8.200, 8.500, 8.600, 9.500, 27.000.

SURROUNDING LAND USES: North: B1-g. Dominos Pizza
South: B1-g; Brewer Lane R/W, Auto related businesses.
East: B1-g; East Main Street R/W,
West: B1-g; Chapel Hill/Carrboro Tae Kwon Do

ZONING HISTORY: B1-g, RHDC since February 1986

RELEVANT ORDINANCE SECTIONS: Section 15-54- Special Use Permits and Conditional Use Permits.
Section 15-136 (2.1) EAT Restaurant Overlay District
Section 15-140 RHDC: Residential High Density and Commercial Overlay District

Analysis

Background

Jack Haggerty, consultant is requesting a Minor Modification to the CUP for the property located at 426 E. Main Street further identified as Orange County Tax Number 7.98.M.10A. This CUP was originally issued in June, 1999 authorizing use 8.100 to occupy 1,644 sf of the existing building. Currently the property is the home of Carolina Carwash and a nightclub. The Minor Modification will consist of expanding the uses and area fill the entirety of the existing building not associated with the carwash, modifying solid waste and existing parking (slightly), adding a small patio space, and possibly revising the appearance of the building. Note that there will be no additions to the building that will increase its footprint and there are no proposed changes to the existing carwash use.

The property is located in both the EAT and RHDC overlay districts. While the RHDC district is *not* relevant to this project as no redevelopment is planned, the EAT district *is* relevant since restaurant uses are proposed.

Properties in the EAT overlay district are close enough to existing residential development that the LUO authorizes the permit issuing authority the power to limit hours of operations where such restrictions are necessary to prevent unreasonable disruptions to the peace and quiet of a nearby residential area.

Traffic, Parking and Sidewalk

Traffic:

The property is presently being served by two driveway cuts (entry/exit) off of East Main Street. No changes are proposed for the existing driveways.

The applicant has not conducted a full traffic study for the proposed project, but has submitted a transportation impact statement (Attachment G). The highest weekday traffic count estimated for a "high quality restaurant" use (which has lower turnover and does not typically serve breakfast) is 407 trips per day. These trips would be generally distributed in the lunch and dinner service periods. The average peak traffic for this scenario in the PM is estimated to be about 40 trips per hour.

Since the applicant is applying for uses 8.5 and 8.6 (respectively, carry-out and, food delivery restaurants), Section 15-175.8 of the LUO requires that all entrances and exits to such uses be provided only by arterial streets. Main Street is considered an arterial, Brewer lane is not.

Parking:

This modification intends to expand the number of approved uses for the 4,784 sf portion of the existing building that is not required by the car wash. Since the uses sought range from low intensity to higher intensity the associated parking requirement ranges from 12 (office) to 48 (restaurant) spaces. On site, there will be only 2 spaces reserved for these

uses. The remaining spaces will be provided by joint use of the remaining on-site spaces as well as satellite parking. See the applicant's justification letter for more information.

Note that the reduction of on-site parking by two is a result of the applicant adding 300 sf of walled patio seating as well as significant improvements to solid waste facilities. One of the remaining spaces is HC van accessible. Also note that proposed is 725 sf outdoor roof deck on the eastern side of the building.

Because of this information the following conditions are recommended.

- That the applicant be allowed to deviate from the presumptive parking standard by providing two parking spaces on-site dedicated to the proposed uses with joint use of the remaining on-site spaces, and, satellite parking, fulfilling the parking requirement per the justification provided by the applicant's parking justification letter.
- That, should the applicant have insufficient satellite parking to address the needs of the proposed use(s), the two parking spaces, lost as a result of the patio installation, be returned to the site.

Manufacturing Uses (use 4.100)

Because the applicant is seeking approval for use 4.100 (manufacturing within enclosed building), they are subject to the 'Good Neighbor' Performance standards of Article XI of the LUO. Note that prior to approval of such uses on this property the applicant must provide evidence that they will be in compliance with these standards.

Sidewalks:

No changes are proposed to the existing sidewalk along East Main Street and the applicant has provided justification for not improving this sidewalk to ten (10) feet in width (Attachment F). An existing 5' sidewalk is adjacent to the Brewer Lane property line.

Conclusion:

The proposed CUP complies with all provisions of the LUO related to traffic and parking subject to the Board accepting the applicant's justification for non-conformities.

Tree Protection, Screening and Shading

Tree Protection

Section 15-316 of the LUO specifies that all trees greater than 18 inches in diameter or any specimen trees must be preserved, to the extent practicable. Currently the large existing oak to the west presents a challenge in its proximity to where the dumpster is typically stored.

The original CUP included a condition that this dumpster be relocated to the fourth parking space but in practice this doesn't work due to the turning radius of the dumpster trucks. Instead, the applicant has reconfigured the facilities to better provide additional

capacity while limiting impacts to the root zone of the tree. Though the dumpsters and rollouts will be screened, there will be no concrete slab as is typically required to prevent further disruption to the oak's root zone.

Screening

The presumptive screening requirements of Section 15-308 of the LUO requires a Type A screen to the west (currently satisfied by a fence), no screen to the north, and, Type C screens to the east and south. Due to the proximity of the building to the property lines the applicant has provided written justification that this standard cannot be reasonably satisfied (Attachment F)

- That, per the provisions of Section 15-309 of the Carrboro Land Use Ordinance, the screening requirements of Section 15-308 as they are applied to the public road rights of way are waived based upon the applicant's screening justification letter.

Shading

Section 15-317 of the LUO requires that 20% of all vehicle accommodation areas be shaded with shade trees complying with the recommendation of Appendix E-10. The applicant has provided justification for not providing the 20% shading requirement of the LUO (Attachment F).

Conclusions:

The proposed CUP complies with all provisions of the LUO related to tree protection, screening and shading subject to the Board accepting the applicant's justification for non-conformities.

Drainage/Impervious Surface, Grading, and Erosion Control

Drainage/Impervious Surface:

There will be no changes in the proposed drainage or impervious surface of this lot and thus stormwater and drainage mitigation is not required.

Erosion Control:

No erosion controls are necessary as there will be no significant site disturbance.

Conclusions:

The proposed CUP complies with all provisions of the LUO related to drainage and erosion control.

Utilities

OWASA:

The existing vacant building is presently served by OWASA water and sewer. The applicant will continue to use the water and service for the existing building. The plans have been reviewed by OWASA and appropriate notes regarding backflow preventers and grease traps have been added to the plans.

Electric Services:

The existing overhead electrical service will be retained.

Exterior Lighting:

No changes to the lighting as approved by the CUP are proposed.

Refuse:

The refuse situation has been reviewed by Orange County Solid Waste (OCSW) and the Town Public Works department. The layout proposed brings into compliance the refuse facilities by being screened and including an extra dumpsters as well as room for rollout containers. We are not recommending that a slab be required however, due to the damage its installation will inflict on the root zone of the existing tree.

The location is generally in the vicinity of where the one dumpster moved to the east slightly to prevent expanding potential impacts to the root zone. In order to realize this plan, two of the existing parking spaces will need to be removed (Attachment C). See the applicant's parking justification for further information (Attachment H).

The applicant has submitted a solid waste management plan to OCSW who recommend the following condition

- That adequate cardboard recycling is provided on-site should it be required by the proposed use.

Fire Safety

Occupants of the new space will be responsible for bringing it into compliance with all applicable fire codes.

Conclusions:

The proposed CUP complies with all provisions of the LUO related to utilities and exterior lighting subject to the proposed conditions.

Architecture Standards per Section 15-178 of the LUO

As previously stated, the proposed Minor Modification will not be adding any new square footage to the building footprint. The applicant has provided justification (Attachment F) for the need to not have to meet this section of the LUO. However, they have provided a concept of a revised elevation to improve the attractiveness of the building so as to support the new uses (Attachment I). Though this elevation has been satisfactorily reviewed by the Appearance Commission it is for illustrative purposes only and is not intended become a condition of this permit.

Miscellaneous

Public Hearing

It is within the purview of the Board of Aldermen to call a public hearing before rendering a decision on the requested changes. Specifically, with regard to Minor Modification requests, Section 15-64(b) of the LUO states the following: "Unless it is requested by the permit-issuing authority, no public hearing shall be required for such minor modification."

Recommendations

The administration recommends that the Board of Aldermen adopt the attached resolution (Attachment A) approving the Minor Modification to the Carolina Carwash CUP with the following conditions:

1. That the applicant be allowed to deviate from the presumptive parking standard by providing two parking spaces on-site dedicated to the proposed uses with joint use of the remaining on-site spaces, and, satellite parking, fulfilling the parking requirement per the justification provided by the applicant's parking justification letter.
2. That, should the applicant have insufficient satellite parking to address the needs of the proposed use(s), the two parking spaces, lost as a result of the patio installation, be returned to the site.
3. That, per the provisions of Section 15-309 of the Carrboro Land Use Ordinance, the screening requirements of Section 15-308 as they are applied to the public road rights of way are waived based upon the applicant's screening justification letter.
4. That adequate cardboard recycling is provided on-site as required by the proposed use.

NORTH CAROLINA

BOOK 1981 PAGE 360



ORANGE COUNTY

Item To: Town of Carrboro

TOWN OF CARRBORO

CONDITIONAL USE PERMIT GRANTED

On the date(s) listed below, the Board of Aldermen of the Town of Carrboro met and held a public hearing to consider the following application:

APPLICANT: Scott Egbert
OWNER: Thomas Tucker
PROPERTY LOCATION (Street Address): 100-F Brewer Lane
TAX MAP, BLOCK, LOT(S): Tax Map 92, Block A, Lot 20 9788-05-3970
PROPOSED USE OF PROPERTY: To allow a 1,644 square foot portion of the existing commercial building at 100-F Brewer Lane to be upfitted and used for a nightclub.
CARRBORO LAND USE ORDINANCE USE CATEGORY: 8.100
MEETING DATES: June 8, 1999

Having heard all the evidence and arguments presented at the hearing, the Board finds that the application is complete, that the application complies with all of the applicable requirements of the Carrboro Land Use Ordinance for the development proposed, and that therefore the application to make use of the above described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Land Use Ordinance and 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 pointed out specifically to the 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.
- 3) That the applicant continue to seek satellite parking.
- 4) That the on-site dumpster be relocated to the fourth parking space leased to Go! Rehearsals in order to preserve the existing 48-inch tree.
- 5) That Go! NightClub, or its successors, designate a liaison to the Carr Court Neighborhood Association to address issues that arise relating to Go! NightClub, and that quarterly status reports be made to the Board of Aldermen for the first year of operation of Go! NightClub.

This permit shall automatically expire within two years of the date of issuance if the use has not commenced or less than 10 percent (10%) of total cost of construction has been completed or there has been non-compliance with any other requirements of Section 15-62 of the Carrboro Land Use Ordinance.

All street construction on those streets proposed for acceptance by the Town of Carrboro shall be certified by an engineer. Engineering certification is the inspection by the developer's engineer of the street's subgrade, base material, asphalt paving, sidewalks and curb and gutter, when used. The developer's engineer shall be responsible for reviewing all compaction tests that are required for streets

PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/GO!NIGHTCLUB

Scott Egbert submitted an application for a conditional use permit to allow a 1,644-square foot portion of the existing commercial building located at 100-F Brewer Lane to be up-fitted and used for a nightclub. The property is located within the B1-G, EAT Overlay, and RHDC Overlay zoning districts. The Board of Aldermen must hold a public hearing to receive input before reaching a decision on a conditional use permit.

Tina Moon, one of the town's Zoning Specialists, was sworn in. Ms. Moon presented the site plan and stated that the staff was recommending approval of the permit with the conditions that the applicant continue to seek satellite parking and that the on-site dumpster be relocated to the fourth parking space leased to Go! Rehearsals in order to preserve the existing 48-inch tree.

Alderman Spalt suggested that the traffic impact information be improved

Scott Egbert, the applicant, was sworn in. Mr. Egbert stated that he had met with Harvey Reid about his project and has expressed the desire to join the Carr Court neighborhood association. Mr. Egbert stated that his business had come about from his rehearsal studio. Mr. Egbert stated that they would be cleaning up around his business each night following close of business. Mr. Egbert stated that he feels his business will help to deter crime in this area. Mr. Egbert stated that 99 people would be allowed in his building at one time.

David Ripperton, the architect for the project, was sworn in. Mr. Ripperton stated that he feels this business will be very beneficial to the town.

Andrew McMillan was sworn in. Mr. McMillan urged the Board to approve Mr. Egbert's request.

Walter Davis, a resident of 105 Fidelity Street, was sworn in. Mr. Davis spoke in favor of Mr. Egbert's request.

Richard Taylor, a resident of 501 Jones Ferry Road, was sworn in. Mr. Taylor spoke in favor of Mr. Egbert's request.

Neal Mochel, a resident of Carrboro, was sworn in. Mr. Mochel recommended that an emergency light be placed near the emergency door.

David Brown, President of the Carr Court Neighborhood Association, was sworn in. Mr. Brown spoke against Mr. Egbert's request. Mr. Brown expressed concern about the traffic problems caused by this business. Mr. Brown also expressed concern about emergency vehicles having to come to this business. Mr. Brown suggested Mr. Egbert's business be located in an area that is not family-oriented. Mr. Brown stated that he has not heard any noise from Mr. Egbert's business so far.

Geraldine Page, a resident of Carr Court, was sworn in. Mr. Page expressed concern about traffic in this area. Mr. Page expressed concern about people hanging out around Mr. Egbert's building. Ms. Page asked that Mr. Egbert speak with the residents of Carr Court about his business.

Joy Pressler was sworn in. Ms. Pressler asked for heightened security along the Libba Cotten Bikepath.

Ian Erwin was sworn in. Mr. Erwin stated that his band practices at Mr. Egbert's business and has noticed people on occasion causing problems and Mr. Egbert has always dealt with those people causing the problems.

MOTION WAS MADE BY JACQUELYN GIST AND SECONDED BY HILLIARD CALDWELL TO CLOSE THE PUBLIC HEARING. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST THAT THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN THAT THE APPLICATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JACQUELYN GIST THAT 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 zoning 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 there shall be held invalid or void, then this permit shall be void and of no effect.
3. That the applicant continue to seek satellite parking.
4. That the on-site dumpster be relocated to the fourth parking space leased to Go! Rehearsals in order to preserve the existing 48-inch tree.
5. That Go! NightClub, or its successors, designate a liaison to the Carr Court Neighborhood Association to address issues that arise relating to Go! NightClub, and that quarterly status reports be made to the Board of Aldermen for the first year of operation of Go! NightClub.

VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROUN THAT THE APPLICATION IS GRANTED, SUBJECT TO THE ABOVE CONDITIONS. VOTE: AFFIRMATIVE ALL

ATTACHMENT F-1

Jack Haggerty, Architect

205 West Main Street, Suite 213

CARRBORO, NORTH CAROLINA 27510

919. 967. 5191

jack@jackhaggertyarchitect.com

August 21, 2009

Town of Carrboro

Minor Modification to CUP
Carolina Car Wash

Non-Conformities Justification Letter

- Screening and Shading - The LUO requires Type A screening between a 9.000 use and the 6.100 use to the west. Type C screening is required along the east and south (adjacent uses are the streets). The building, originally a car dealership, was laid out prior to current land use ordinances requiring screening or shading. The existing use requires almost the entire lot for the car wash drives: there is simply no room for screening or shading. Along Brewer Lane where there are non 9.000 uses, there is no room for screening between building, sidewalk and right of way. See Site Plan for current shading provided.

- 10' sidewalk – a 10' sidewalk can not be accommodated along Brewer Lane due to the proximity of the building to the right of way. Along W. Main St., there is, in effect, a 10' sidewalk.

- LUO 15-178 Architectural Standards in BI-G – There is no mistaking the car wash entry nor the entries to the spaces along Brewer Lane. Currently some of the spaces along Brewer Lane are for lease – prospective tenants may wish to alter the exterior by installing awnings, or possibly by opening up or repairing some of the existing openings that have been closed up. These changes would make the Brewer Lane elevation more in line with the provision of this ordinance requiring primary entrances be clearly articulated toward the right of way as well as increase the amount of glazing along the right of way. As it is, the long elevation along Brewer Lane is broken up by different sizes of openings and entrances. The small amount of parking is impossible to screen, though the car wash waiting drive is well-screened.

November 4, 2009

Town of Carrboro

Minor Modification to CUP
Carolina Car Wash

Transportation Impact Statement

Projected traffic volume increase on Brewer Lane for the proposed uses is problematic to estimate. One standard means of estimating, provided by the Town of Carrboro, posits 479 trips a day for a “quality restaurant”. Another standard provided by the town puts the number around 185 trips a day. Both are standardized, and there is little context given for the numbers. Further, the square footage used to compute these estimates assumes full occupancy of the heavy-traffic generating use. One of the sources puts the evening peak trips at 47, and 74 trips at PM peak for a “drinking place”. None of these numbers includes any reduction for pedestrian/transit/bicycle traffic to the site. If we take into consideration the close proximity of bus stops, the Libba Cotton Bike Trail and the general walkability of the area, it seems likely the number of trips would drop. Using a 15% for that reduction puts the evening peaks at 40 trips for a “quality restaurant” and 63 for a “drinking place.”

The most recent trip count estimated 400 trips a day on Brewer Lane. Though the additional trips for the proposed use appear initially as a significant increase, this projected estimate is based on complete occupancy with the permitted use (8,000) that would generate the maximum number of trips. In short, it is the projected maximum increase. It is also worth noting that 25% of the on-site spaces are accessed from E. Main St. and the remaining spaces, accessed from Brewer Lane, are no more than 260' from the intersection of Brewer Lane and E. Main St. Parking at the town lot on Rosemary St. and tenant staff parking on Merritt Mill contribute no trips to the Brewer Lane count.

Town of Carrboro – 11/4/09

**Minor Modification to CUP
Carolina Car Wash
414 E. Main / 100A Brewer Lane / 100 B Brewer Lane**

Parking Justification Letter

Parking per Existing C.U.P.:

13 on site/ 4 for Go

18 satellite spaces.

In this minor modification application we are proposing adding uses to those that are currently permitted. The new uses include retail and offices (see application for full list of uses), as well as expansion of the 8,000 uses (restaurant). The application drawing indicates worst case/best case parking scenarios. We are proposing eliminating two on-site spaces from the existing permitted number in order to improve the dumpster facility as well as to add an enclosed patio at the rear of the building along Brewer Lane. There will be an accessible space at the site. As is related in the transportation impact statement, a considerable amount of the traffic to the site is likely to be pedestrian.

Proposed Parking:

The Car Wash requires nine spaces.

The most demanding of the proposed uses is for restaurant use, which would be 1 space for every 100 s.f. gross, plus outdoor seating, which is one space for every 4 outdoor seats: these total 63 spaces. In this modification we are proposing 11 on-site spaces, nine of which are for the Car Wash use until 6pm. Mr. Tucker, the property owner, is currently working with NCDOT for the lease of spaces across the street on the property owned by NCDOT. If the lease is executed, this will allow 14 spaces for tenants not including the 9 spaces dedicated to the car wash during the day, and 23 spaces available after 5pm. In addition to these spaces, Mr. Tucker has a satellite parking arrangement with Aventine Cabinet Shop and Al's Garage for an additional 18 spaces directly across Brewer Lane after 6pm. With these spaces, there are 41 spaces available after 6pm. Mr. Tucker also has additional spaces on Merritt Mill Road. Mr. Tucker's lease with a restaurant tenant will require the staff to park at this location. The address

of that property is 109 Merritt Mill Rd. There are 14 spaces at that lot, located in Chapel Hill, and it is approximately 400' from the subject lot.

Summary

Day Time Parking (before 6pm.) -

9 spaces for Car Wash – this does not include area for waiting cars

2 spaces on site for other tenants

12 spaces across the street for other tenants upon execution of lease w/ DOT

23 spaces total in the day, plus

21 Town of Carrboro lot on Rosemary St.

8 spaces in Chapel Hill, on Merritt Mill for tenant staff

Evening Parking (after 6pm.)

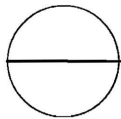
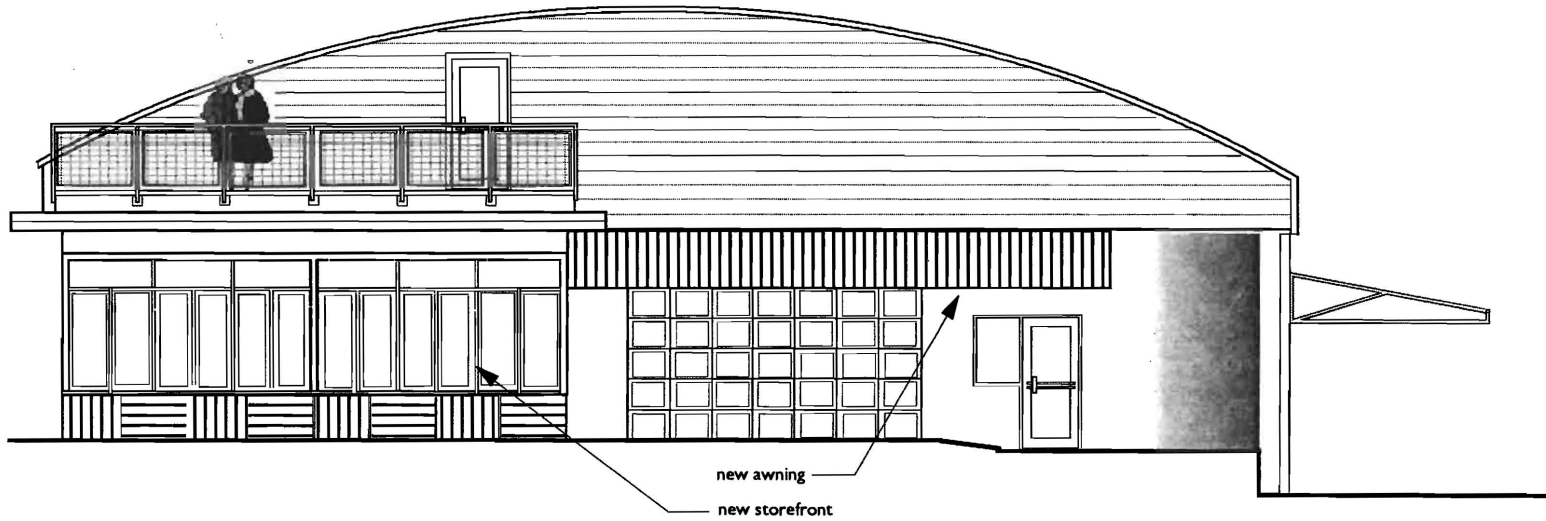
11 spaces on site

30 spaces across Brewer Lane

41 spaces in the evening, plus

21 Town of Carrboro lot on Rosemary St

14 spaces in Chapel Hill, on Merritt Mill for tenant staff – eight available in the day



East Elevation - 1/8"

Carolina Car Wash / Tucker Lot
Preliminary 11/12/09

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