

A RESOLUTION APPROVING A MINOR MODIFICATION TO THE CARRBORO HIGH SCHOOL
CONDITIONAL USE PERMIT AUTHORIZING THE RELOCATION AND ENLARGEMENT OF
THE ORIGINALLY APPROVED RESTROOM/CONCESSION BUILDING
Draft Resolution No. 119/2011-12

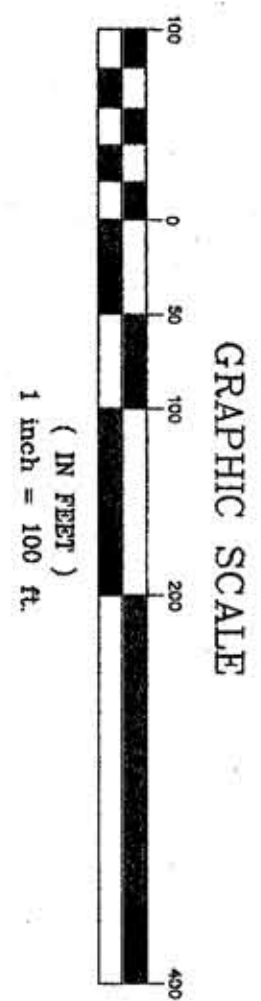
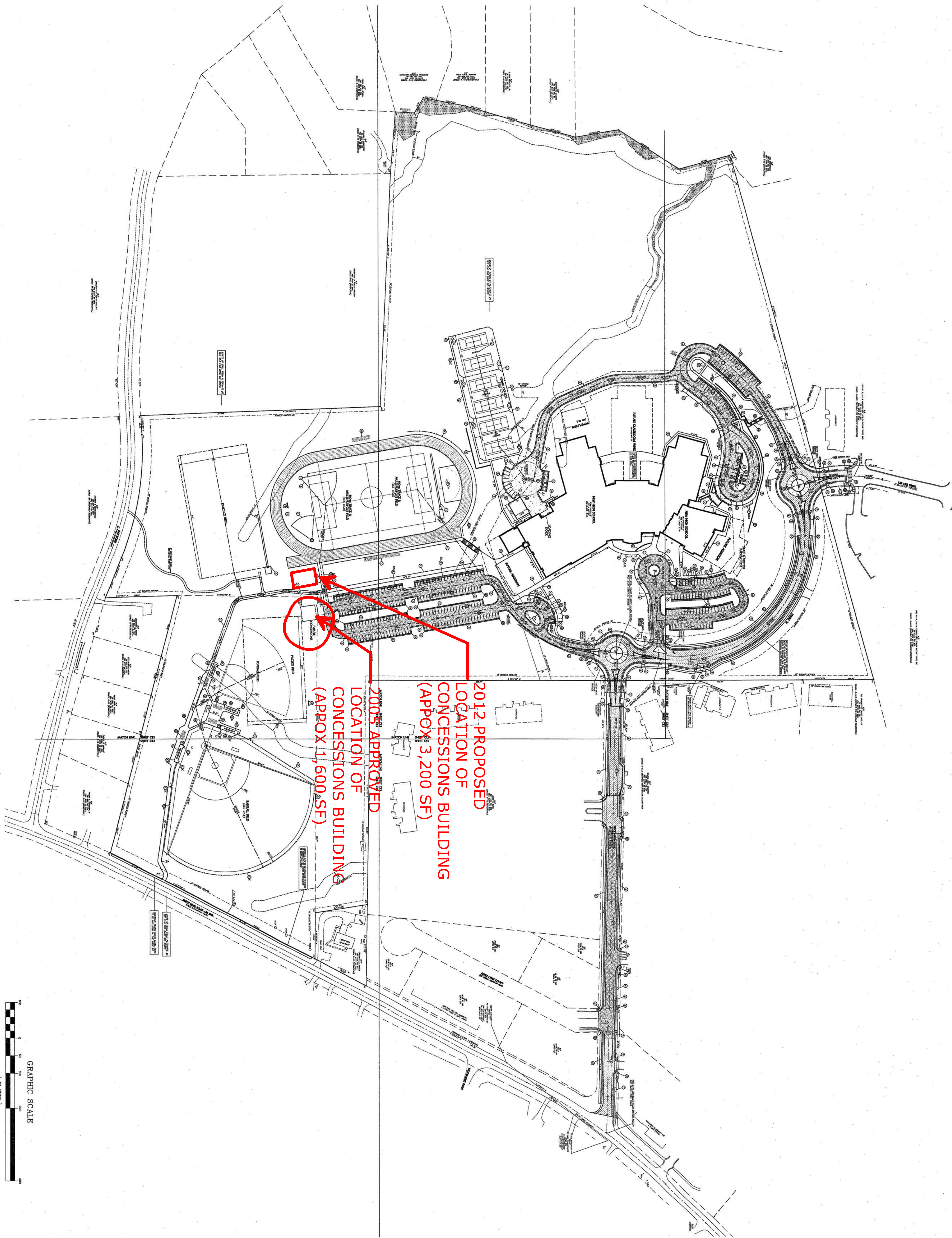
WHEREAS, the Carrboro Board of Aldermen approved a Conditional Use Permit for the Carrboro High School Conditional Use Permit on April 26, 2005; and

WHEREAS, the Town of Carrboro wishes support public education; 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 request to the Carrboro High School CUP authorizing the relocation and enlargement of the originally approved Restroom/Concession building be hereby granted.



CLH
CLH Design, PA
Suite 910
Carrboro, NC 27511
Phone: 919.318.6716
Fax: 919.318.7213

PROJECT NO:
4.114.21 (CLH: 1138)
DATE:
3/10/05
REVISIONS:
DRAWN BY:
REVIEWED BY:
SJM

OVERALL
SITE STAKING
PLAN

C1.0

HIGH SCHOOL No. 3

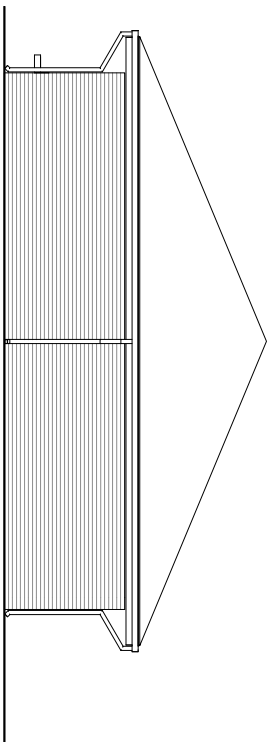
CHAPEL HILL - CARRBORO CITY SCHOOLS
CARRBORO, NORTH CAROLINA



MOSELEY ARCHITECTS

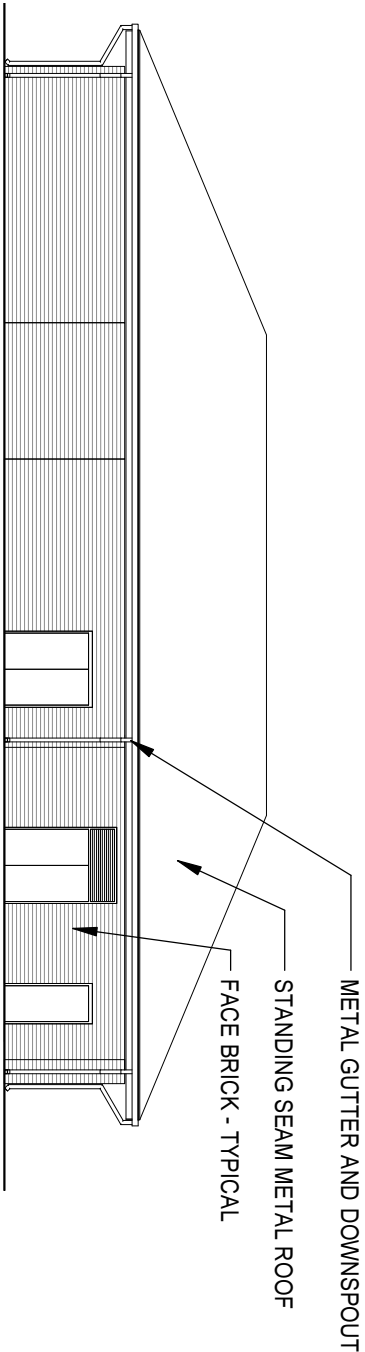
A PROFESSIONAL CORPORATION

3000 RDU CENTER DRIVE, SUITE 217, MORRISVILLE, NORTH CAROLINA 27560
PHONE (919) 840-0091 FAX (919) 840-0045
MOSELEYARCHITECTS.COM



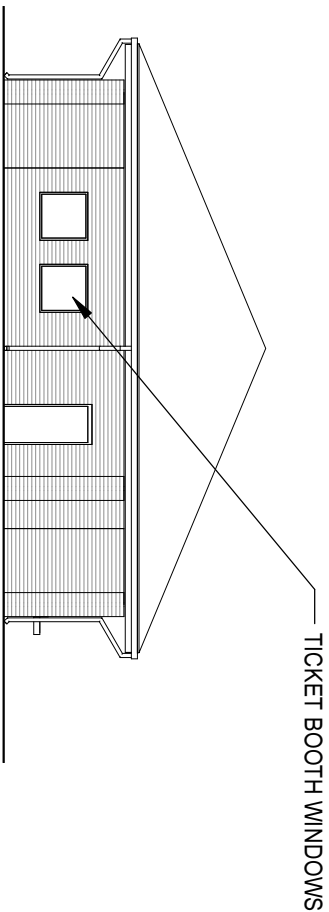
WEST ELEVATION

1/16" = 1'-0"



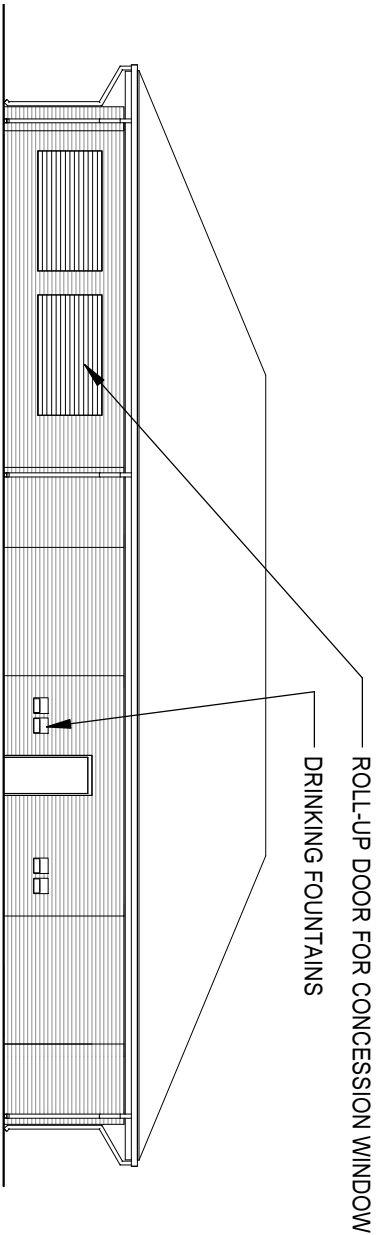
SOUTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"

MOSELEYARCHITECTS
3000 RDU CENTER DRIVE, SUITE 217 MORRISVILLE, NORTH CAROLINA 27560
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DRAWING TITLE:

BUILDING ELEVATIONS - OPTION 2

CONTRACT
DWG NO.:

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PROJECT:

CARRBORO HS PE BUILDING
201 ROCK HAVEN ROAD, CARRBORO, NC 27510

DRAWN BY:

ESE

ATTACHMENT TO:

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SUPPLEMENTAL DWG. NO.:

A4-0 B

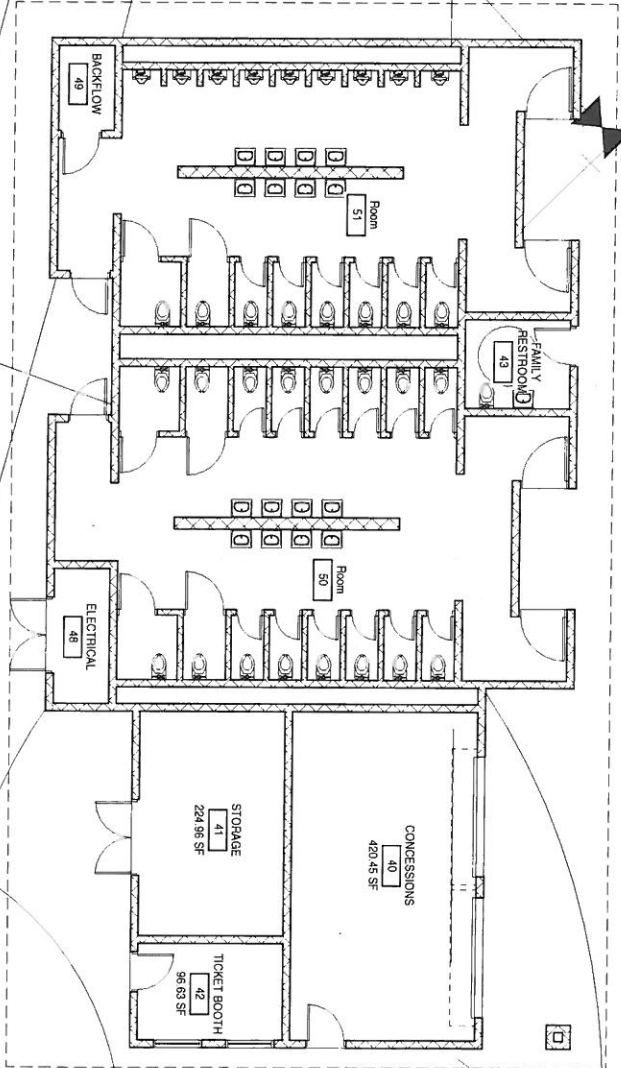
DATE:

02/20/12

PROJECT NO.:

512710

CARBORO HS - PE BUILDING
NOT TO SCALE



From: [Triggiano, Steven](#)
To: [Jeff Kleaveland](#)
Subject: RE: Carrboro HS PE Building
Date: Monday, February 20, 2012 1:19:07 PM
Attachments: [A4-0 - BUILDING ELEVATIONS - OPT 1.pdf](#)
[A4-0 - BUILDING ELEVATIONS - OPT 2.pdf](#)

Hi Jeff,

In my opinion, the difference between an “insignificant deviation” and a “minor design modification” can only be determined by analyzing the amount of changes made to the original approval. The definitions use the terms “substantial” and “discernible” to describe the differences. In this case, the changes to the original plan are not “substantial” or “discernible”. Therefore, the revision to the approved plans meet the definition of both. In either case, it sounds like staff level approval is allowed.

With regard to neighboring properties, the general public and those intended to occupy the development, the PE Building will only change in size and location. The location of the proposed PE Building will be less than 100 feet from the approved location. Basically, it is moving from one side of a sidewalk to the other. It's location does not have a discernible or substantial impact. The PE Building will house approximately 16 toilets each for men and women, (8 more each than originally planned) a concessions area, storage and ticket booth. The size of the building needs to increase approximately 1500 SF over the approved plans to accommodate these functions. The PE Building will eliminate the need for port-a-johns and portable concessions trailers at the competition field. The size of the PE Building does not have a discernible or substantial impact.

I am attaching two options for the exterior skin of the proposed PE Building as the school district has limited funds to construct the building. The first option shows 8" x 8" painted concrete block for the exterior walls. The concrete block is the material that we expect will be used for the project. However, if the construction bids are lower than we anticipate, the district will utilize the savings to add face brick to the PE Building. The second option shows the face brick. The face brick will match the main building. In both options, the roof is a standing seam metal roof. We would like to get administrative approval for both options.

We will be submitting final plans for approval next week, as we need to begin construction of the PE Building by April 19. The construction start date is approximately 2 months from today. Please let me know if you anticipate any hurdles that would prevent us from beginning construction on April 19.

Thanks,

Steve

From: Jeff Kleaveland [mailto:JKleaveland@ci.carrboro.nc.us]
Sent: Thursday, February 02, 2012 11:48 AM
To: Triggiano, Steven
Subject: RE: Carrboro HS PE Building

Steve,

Triggiano, Steven

From: Steve Miller [smiller@clhdesignpa.com]
Sent: Thursday, January 12, 2012 12:22 PM
To: Triggiano, Steven
Subject: Carrboro H.S. - Concessions Stormwater

Steve:

I anticipate that some minor modifications to the concrete riser structure within the existing Stormwater Wetland 'C' (located near the baseball and softball fields) will be needed to ensure the proper stormwater management is provided for the new impervious surfaces that will be added to the site by the development of the planned concessions building near the southeast corner of the football stadium.

Stormwater Wetland 'C' as it exists today has more than adequate surface area and flood storage for a new impervious surfaces areas well in excess of what is being proposed for the Concessions Building. However, I anticipate that the temporary water quality storage volume of the wetland may need to be increased slightly to accommodate the Concessions Building. This can be accomplished by either adjusting the location of the small (1.5" diameter) dewatering hole or slightly raising the elevation of the weir of the concrete riser structure within the wetland. This hole or weir will only need to be adjusted an inch or so to increase the temporary storage volume of the wetland.

We will provide information and calculations for review by Sungate Design Group following design of the Concession Building. We have accurate as-built surveys of Wetland 'C' which were analyzed by CLH and reviewed by Sungate at the completion of the original school construction. Therefore, I expect the new calculations for the Concession Building to be rather simple and straightforward.

Thanks.

Steve Miller
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| <p>PREPARED BY AND RETURN TO:</p> <p>TOWN CLERK TOWN OF CARRBORO 301 West Main Street CARRBORO, NORTH CAROLINA 27510</p> |
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**ORANGE COUNTY
NORTH CAROLINA**

**TOWN OF CARRBORO
CONDITIONAL USE PERMIT GRANTED
High School #3**

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: Chapel Hill-Carrboro City Schools |
| OWNERS: Chapel Hill-Carrboro City Schools |
| PROPERTY LOCATION (Street Address): The western terminus of Rock Haven Road |
| TAX MAP, BLOCK, LOT(S): 7.122.A.13 and 7.122.A.7 |
| PROPOSED USE OF PROPERTY: Secondary School |
| CARRBORO LAND USE ORDINANCE USE CATEGORY: 5.110 |
| MEETING DATES: April 26, 2005 |

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 shading calculations required by Section 15-317 and Appendix E-3 be revised as necessary to demonstrate compliance prior to construction plan approval.

4) That additional plantings be added to the Type “B” screen adjacent to the southern parking lot prior to construction plan approval.

5) That the Type “C” screen along the northeastern property line be re-labeled as a Type “B” screen prior to construction plan approval.

6) That the Chapel Hill Transit bus stop turnout detail be modified to the Town of Chapel Hill’s bus stop detail (ST-8) prior to construction plan approval.

7) That per the provisions of 15-216(j), Rock Haven Road be allowed to deviate from the planting strip standards of Section 15-216 thereby allowing an 18-inch planting strip between the curb and sidewalk on the south side of the road so as to minimize damage to existing transformers, streetlights, trees and slopes.

8) That the applicant install a NCDOT approved traffic signal at the intersection of Smith Level Road and Rock Haven Road (including pedestrian crossing) prior to issuance of the certificate of occupancy, consistent with the approved improvements to Smith Level Road as agreed upon by the Town of Carrboro and NCDOT.

9) That the applicant construct a northbound left turn lane and a southbound right turn lane on Smith Level Road at the Rock Haven Road intersection consistent with the final design of improvements to Smith Level Road as agreed upon by the Town of Carrboro and NCDOT.

10) That upon request, the school makes an offer of dedication for a 30-foot public access greenway easement to be located in the general vicinity of the natural drainage along the western property line (final location of the easement to be mutually decided by town staff and Chapel Hill-Carrboro City Schools staff).

11) That the Board accepts the applicant’s justification for exceeding the presumptive parking standards of Section 15-291 of the Carrboro Land Use Ordinance by providing 328 spaces. As represented in the applicant’s letter, this deviation is justified because it reduces disruption to the surrounding community during peak-use events at the school.

12) That prior to issuance of the certificate of occupancy, the school district work with the town’s Police Department, Transportation Planner, and Fire Department to develop a plan to manage special event parking, which would be put in place during peak use events at the school.

13) That the applicant apply for voluntary annexation of the subject parcels prior to construction plan approval.

14) That the proposed sidewalk along Smith Level Road shall be constructed within the existing NCDOT right-of-way, or if necessary, that additional right-of-way shall be dedicated to accommodate the sidewalk. In addition, all vegetative screening along Smith Level Road shall be relocated to the west so that it is planted behind the proposed sidewalk.

15) That the applicant shall provide to the town, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, 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 will be clearly delineated in a data table. The data will be tied to horizontal controls.

16) That the pedestrian path that adjoins Smith Level Road in the vicinity of the ball fields be relocated, if necessary, so as to prevent an unsafe pedestrian crossing in this area. Town staff, Chapel

Hill-Carrboro City Schools' staff, and NCDOT would make the final decision regarding location based on field observations.

17) That, prior to issuance of a certificate of occupancy, Rock Haven Road be striped to provide separate (NCDOT approved) left and right turn lanes at the intersection with Smith Level Road.

18) That the foot-candle spillage be limited to 0.2 on any property lines adjacent to single-family residences or neighborhoods.

19) That the landscaping plan be changed to include a more diverse planting list of regional, native plants. The recommended plant list in Appendix E-10 should be consulted as a source for appropriate species.

20) That the applicant install a different style of bike rack that will allow for a higher density of bicycle parking.

21) That covered bicycle parking must be provided.

22) That bike racks must be placed closer to the entrances of the school.

23) That selected plants for wet detention and wetland areas must be appropriate for the submerged depth in the particular stormwater device.

24) That the pathway connecting the fields to Ray Road be eliminated.

25) 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 to be dedicated to the town. The developer's engineer shall certify that all work has been constructed to the town's construction specifications.

If this permit authorizes development on a tract of land in excess of one acre, nothing authorized by the permit may be done until the property owner properly executes and returns to the Town of Carrboro the attached acknowledgment of the issuance of this permit so that the town may have it recorded in the Orange County Registry.