

**A RESOLUTION APPROVING A MINOR MODIFICATION TO THE WILLOW CREEK SHOPPING  
CENTER CONDITIONAL USE PERMIT  
Draft Resolution No. 56/2012-13**

WHEREAS, the Carrboro Board of Aldermen approved a Conditional Use Permit for the Willow Creek Shopping Center at 600 and 602 Jones Ferry Road on November 22, 2005; and

WHEREAS, the Board of Aldermen finds, per Section 15-64 of the LUO, that the changes proposed are considered “minor” and thus have no substantial impact on neighboring properties, the general public, or those intended to occupy or use the proposed development.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the minor modification to the Willow Creek Shopping Center allowing for the remodeling of the Burger King restaurant as described in the plans attached to the agenda item, be granted subject to the following condition:

- That existing non-compliant walpak outdoor lighting units be replaced with full-cutoff walpaks as needed to satisfy the Outdoor Lighting provisions of Article XV of the Land Use Ordinance.

THE 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 M.J. Hakan of Hakan/Corley and Associates, Inc.

Property Location Northwest corner of intersection of Highway 54 Bypass  
Street Address and Jones Ferry Road

Tax Map 114 Block \_\_\_\_\_ Lot 15

Proposed Use of Property To develop a commercial center.

Meeting Date(s) July 14, 1981

Having heard all the evidence and argument 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 Code 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 Code 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.
- 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 final site plan and building facade be subject to the approval of the Town Staff.
- 4) That adequate right-of-way, as determined by the Town Staff, be provided so as not to preclude the Town's building bike lanes along Jones Ferry Road.
- 5) When adjoining property is developed, the applicant or its successors, shall provide access to bikers and pedestrians at the rear of the shopping complex at a place to be determined by the Town staff and as predicated on the need for such access as determined by the Town staff. If it is determined that a bridge is necessary to provide this access, the Town will construct the bridge at its expense and the applicant or its successors shall, if requested by the Town, provide proper easements and rights-of-way.
- 6) That the developer provide adequate right-of-way for a left-turn lane on Jones Ferry Road, subject to the approval of the Town Staff.
- 7) That the developer dedicate any necessary right-of-way and install a five-foot wide sidewalk and curb and gutter along the Jones Ferry Road property line.

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.

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 M.J. Hakan of Hakan/Corley and Associates, Inc.

Property Location Northwest corner of intersection of Highway 54 Bypass and  
Street Address Jones Ferry Road

Tax Map 114 Block      Lot 15

Proposed Use of Property To develop a commercial center.

Meeting Date(s) July 12, 1983 (Note: This conditional use permit is an amendment to the original conditional use permit dated 7/14/81.)

Having heard all the evidence and argument 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 Code 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 Code 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 developer be allowed to relocate 16,200 square feet of office space from the second story of the shopping center to the location shown on the Site Plan dated October 11, 1982 and revised for the office building April 29, 1983.
- 4) That the developer be authorized to run the electrical lines overhead from Jones Ferry Road to the northwestern most corner of the proposed line.
- 5) That the developer not be authorized to grant any additional easements to Duke Power Company for overhead electric service through this project.

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.

9778-34-5835  
 Assigned by:      7.11.83  
 C.R.O.  
 RECEIVED  
 SEP - 7 AM 5 13

NORTH CAROLINA  
ORANGE COUNTY

BOOK 508 PAGE 333

PIN 9278-34-5835  
7.114.15  
6.12.85

TOWN OF CARRBORO  
CONDITIONAL USE PERMIT--AMENDMENT

THIS DOCUMENT IS FILED TO AMEND THE ORIGINAL CONDITIONAL USE PERMITS DATED  
7/14/81 and 7/12/83, THAT IS ON FILE IN THE ORANGE COUNTY REGISTRY IN BOOK  
373, PAGE 63 and BOOK 433, PAGES 553-555.

The Board of Aldermen granted the amendment to the conditional use permit requested  
by JEM Development  
on February 26, 1985.

~~The following condition(s) is/are deleted from the permit:~~

The requested amendment will allow construction of an Automatic Teller Machine  
in a separate structure containing 64 square feet.

RECEIVED  
1985 MAR 27 PM 10:36  
ORANGE CITY LAND RECORDS

~~The following condition(s) is/are added to the permit:~~

RECEIVED  
85 MAR 29 PM 11:09  
ORANGE CITY LAND RECORDS

July 14, 1981

The regular scheduled meeting of the Board of Aldermen of the Town of Carrboro was convened in the Board Room of the Town Hall, the regular place of meeting, at 7:45 p.m. on July 14, 1981.

Present and presiding:

Mayor	Robert W. Drakeford
Aldermen	Douglas Sharer
	Steve Rose
	Ernie Patterson
	Braxton Foushee
	John Boone
	Nancy White
Town Manager	Richard F. Hunter
Town Clerk	Sarah C. Williamson

Absent:  
Town Attorney Michael B. Brough

APPROVAL OF MINUTES OF PREVIOUS MEETINGS: JUNE 23, JULY 1, 1981

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY NANCY WHITE THAT THE MINUTES OF JUNE 23, 1981 AND JULY 1, 1981, BE APPROVED WITH NECESSARY CORRECTIONS. VOTE: AFFIRMATIVE ALL

\* \* \* \* \*

BOND COMMITTEE MEETING

It was the concensus of the Board to schedule a meeting of the Bond Committee on July 26, 1981, before the special meeting of the Procedures Committee scheduled at 7:30 p.m.

\* \* \* \* \*

PUBLIC HEARING/CONDITIONAL USE PERMIT REQUEST/WILLOW CREEK

Mr. M.J. Hakan of Hakan/Corley and Associates, Inc. is applying for a conditional use permit to develop a commercial center at the northwest corner of Highway 54 Bypass and Jones Ferry Road (Tax Map 114, Lot 15). The property is zoned B-4 (Neighborhood Business) and contains 474,804 square feet. The developers propose to disturb 466,554 square feet of land and build structures containing a total of 79,823 square feet, when both Phase I and Phase II are completed.

Administration Recommendations

The administration recommended approval of the conditional use permit as requested.

Planning Board Recommendations, June 18, 1981

The Planning Board recommended that the permit be approved as requested.

Appearance Commission Recommendations, June 22, 1981

The Appearance Commission recommended approval of the permit under the following conditions:

- (1) All plantings be protected by curbing of the developer's choice.
- (2) All brick be a color in the red to brown color range.
- (3) All necessary Land Use Ordinance requirements be met.

Ann English, Interim Planning Director, was sworn in by the Town Clerk.

Ms. English stated that this was a request for a conditional use permit for Willow Creek Shopping Center, which is proposed to be located at the northwest corner of Highway 54 Bypass and Jones Ferry Road. The property is presently zoned B-4, which is a general business district and is an appropriate district for this type of commercial use. The property contains 474,804 square feet and is presently vacant land. The development being proposed is to be completed in two phases--phase one is to contain shops and a restaurant and phase two will contain shops and second floor office space. The proposal has been reviewed by the Town staff, the Orange County Soil Erosion Office, Southern Bell, Duke Power and OWASA. Preliminary approval has been received from all of these agencies. The proposal has also been reviewed by the N.C. Department of Transportation for access. In verbal contact with D.O.T., the process is on-going for the approval of the driveway and curb cuts and should be received by the Town in the very near future. The proposed project provides additional needed retail space and is adjacent to an existing development. It is well served by a major highway and an arterial into downtown Carrboro. Therefore, the Town staff recommends approval of the project.

Ms. English presented the site plans for the project.

M.J. Hakan was sworn in by the Town Clerk.

Frank Kivett, Economic Development Coordinator for the Town, was sworn in by the Town Clerk.

Mr. Kivett stated that the developers had worked very closely with the Town staff on this project to address all the concerns of the Town. Mr. Kivett urged the issuance of the conditional use permit for this project.

Robin Dorf, with Wells Management Group, was sworn in by the Town Clerk.

Mr. Dorf, speaking on behalf of Wells Management Group, spoke in favor of the proposed Willow Creek project and urged the Board to approve the conditional use permit. Mr. Dorf also stated that Wells Management Group had worked closely with the Willow Creek developers in coordinating their access with Weatherhill's access onto Jones Ferry Road.

Gordon Mitchell, residing on Jones Ferry Road, stated that he thought the Town should consider obtaining easements along Jones Ferry Road to University Lake for a bike lane.

Mr. Hakan stated that he had worked closely with the Town staff on this project and stated that he would do anything they could to meet all Town ordinances. Mr. Hakan stated that they did not have any objections to annexing this property into the Town Limits.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY BRAXTON FOUSHEE THAT THE PUBLIC HEARING BE CLOSED AS NO ONE ELSE WISHED TO SPEAK. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY JOHN BOONE THAT, YES, THE APPLICATION IS COMPLETE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY JOHN BOONE THAT, YES, THE APPLICATION COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF THE LAND USE ORDINANCE. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY JOHN BOONE THAT:

- 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.
- 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 final site plan and building facade be subject to the approval of the Town staff.

VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY STEVE ROSE THAT THE FOLLOWING RECOMMENDATIONS OF THE TRANSPORTATION ADVISORY BOARD BE ACCEPTED:

- 1) Adequate right-of-way should be provided the Town by the developers so as not to preclude the Town's building bike lanes along the Jones Ferry Road.
- 2) Developers should agree to provide access to bikers and pedestrians at the rear of the shopping complex when a route is established and at a place to be determined by the Town's Public Works Department, the developers paying for that portion of the work that would be on their property.
- 3) Pedestrian access to the complex should be provided on a Town-constructed path from the intersection of the Jones Ferry Road and the off-ramp of the 54 Bypass.
- 4) Adequate right-of-way for a left-turn lane on the Jones Ferry Road should be available.
- 5) Dedicate a right-of-way (if necessary), grade and pave a sidewalk along the Jones Ferry Road property line.

MOTION DIED FOR THE LACK OF A SECOND.

MOTION WAS MADE BY BRAXTON FOUSHEE AND SECONDED BY JOHN BOONE THAT THE PUBLIC HEARING BE REOPENED. VOTE: AFFIRMATIVE ALL

Mr. Hakan stated that he had not had an opportunity to look at the recommendations made by the Transportation Advisory Board. Mr. Hakan expressed concern over the

recommendations to require the dedication, grading and paving of a sidewalk along Jones Ferry Road. Mr. Hakan stated that they did not have sufficient land to give such a right-of-way.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY BRAXTON FOUSHEE THAT THE PUBLIC HEARING BE CLOSED. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY STEVE ROSE AND SECONDED BY ERNIE PATTERSON THAT ADEQUATE RIGHT-OF-WAY, AS DETERMINED BY THE TOWN STAFF, BE PROVIDED SO AS NOT TO PRECLUDE THE TOWN'S BUILDING BIKE LANES ALONG JONES FERRY ROAD. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY DOUGLAS SHARER THAT WHEN ADJOINING PROPERTY IS DEVELOPED, THE APPLICANT OR ITS SUCCESSORS, SHALL PROVIDE ACCESS TO BIKERS AND PEDESTRIANS AT THE REAR OF THE SHOPPING COMPLEX AT A PLACE TO BE DETERMINED BY THE TOWN STAFF AND AS PREDICATED ON THE NEED FOR SUCH ACCESS AS DETERMINED BY THE TOWN STAFF. IF IT IS DETERMINED THAT A BRIDGE IS NECESSARY TO PROVIDE THIS ACCESS, THE TOWN WILL CONSTRUCT THE BRIDGE AT ITS EXPENSE AND THE APPLICANT OR ITS SUCCESSORS SHALL, IF REQUESTED BY THE TOWN, PROVIDE PROPER EASEMENTS AND RIGHTS-OF-WAY. VOTE: AFFIRMATIVE FIVE, NEGATIVE ONE (BOONE)

MOTION WAS MADE BY STEVE ROSE AND SECONDED BY ERNIE PATTERSON THAT THE DEVELOPER PROVIDE ADEQUATE RIGHT-OF-WAY FOR A LEFT-TURN LANE ON JONES FERRY ROAD, SUBJECT TO THE APPROVAL OF THE TOWN STAFF. VOTE: AFFIRMATIVE FIVE, NEGATIVE ONE (FOUSHEE)

MOTION WAS MADE BY STEVE ROSE AND SECONDED BY DOUGLAS SHARER THAT THE DEVELOPER DEDICATE ANY NECESSARY RIGHT-OF-WAY AND INSTALL A FIVE-FOOT WIDE SIDEWALK AND CURB AND GUTTER ALONG THE JONES FERRY ROAD PROPERTY LINE. VOTE: AFFIRMATIVE FIVE, NEGATIVE ONE (BOONE)

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY NANCY WHITE THAT THE CONDITIONAL USE PERMIT BE GRANTED SUBJECT TO THE ABOVE CONDITIONS. VOTE: AFFIRMATIVE ALL

\* \* \* \* \*

#### REZONING REQUEST/103 AND 105 BREWERS LANE

Council Investment Company is requesting that 103 and 105 Brewers Lane be rezoned from B-1 (central business) to M-1 (manufacturing). The property at 103 Brewers Lane was formerly occupied by Scott Oil Company; Southern Parts and Electric is located at 105 Brewers Lane.

The Procedures Committee at its meeting of July 1, 1981, recommended that a public hearing on rezoning these two pieces of property be set for July 28, 1981.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY JOHN BOONE THAT A PUBLIC HEARING BE SET FOR JULY 28, 1981. VOTE: AFFIRMATIVE ALL

\* \* \* \* \*

#### LAND USE ORDINANCE AMENDMENT/EXISTING SIGNS ON HISTORIC BUILDINGS

The administration is requesting a Land Use Ordinance amendment which would allow latitude on existing signs located on existing buildings listed on the historic register.

An ordinance drafted by the Town Attorney pursuant to directions from the Board of Aldermen on June 9, 1981, was presented.

The Procedures Committee at its meeting of July 1, 1981, recommended that a public hearing be set for July 28, 1981, on this proposed ordinance.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY JOHN BOONE THAT A PUBLIC HEARING BE SET FOR JULY 28, 1981. VOTE: AFFIRMATIVE ALL

\* \* \* \* \*

#### ANNEXATION/CARRBORO COMMUNITY PARK

A report from the Town Attorney was presented with reference to questions raised by the Procedures Committee at its meeting of July 1, 1981. (See Town Clerk's file on this meeting for a copy of the memo.)

It was the consensus of the Board to table the matter of annexation of the Community Park.

\* \* \* \* \*

#### RECREATION FEES AND CHARGES

A recommended schedule of fees and charges for use by the Recreation and Park Department

Michael Godfrey, residing at 108 High Street, was sworn in. Mr. Godfrey spoke in opposition to the project and read a statement from William Galloway, owner of a lot on High Street, which spoke in opposition to the project in that it will unfavorably effect his property by contributing to noise, congestion and traffic in the neighborhood.

Sally Eifer, residing at 119 High Street, was sworn in. Ms. Eifer spoke in opposition to the project as she thought it would cause too much congestion in the neighborhood.

Tom Gurganus, residing at 704 W. Main Street, was sworn in. Mr. Gurganus spoke in opposition to the project because of its density.

Dave Jenkins, residing at 706 W. Main St., was sworn in. Mr. Jenkins stated he thought the proposed project was out of character with the existing neighborhood and requested that more screening be required if the project was approved.

Fred Wright, residing at 110 High Street, was sworn in. Mr. Wright stated he was concerned that the density of the project would cause problems for the residents.

Lula Eliadis, residing at 219 Hillsborough Road, was sworn in by the Town Clerk. Ms. Eliadis spoke in opposition to the project.

Frances Watson, residing on High Street, was sworn in. Ms. Watson stated that townhouses would not be in keeping with the community if they were placed on High Street.

Jackie Grey, residing at 107 High Street, was sworn in. Ms. Grey spoke in opposition to the project.

John McAdams stated that the proposed development will generate about 114 trips per day, or approximately double the current traffic generation on High Street. Mr. McAdams stated he felt the street could handle the additional traffic.

Robert McDuffee, Chairman of the Planning Board, was sworn in. Mr. McDuffee stated the Planning Board felt that the plans for this development do conform to the Land Use Ordinance and that the proposal should not be rejected just because it is a multi-family development.

John McAdams stated that the 20-foot buffer would exist regardless of the individual property owner's lot lines.

Marion Schoenbach, residing on W. Main Street was sworn in. Ms. Schoenbach stated she thought the town's policy of mixing multi-family and single-family uses leads to problems and would urge the town to examine this policy.

Doris Lindsay, residing on High Street, was sworn in. Ms. Lindsay expressed her concern over the increased traffic generation by this development and agreed that the town's policy on mixing multi-family and single-family uses should be examined.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY ERNIE PATTERSON THAT THIS PUBLIC HEARING BE CONTINUED ON JULY 26, 1983. VOTE: AFFIRMATIVE ALL

Alderman Patterson suggested that the developer perform a traffic count of the area of the proposed site.

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Public Hearing/Conditional Use Permit Admendment/Willow Creek Shopping Center

Willow Creek Association is applying for an amendment to its conditional use permit which will allow the relocation of the underground electric service and 16,200 square feet of office space. This property is zoned B-4.

Greg Shepard, Zoning Administrator, was sworn in. Mr. Shepard outlined the applicant's requests.

Robert McDuffee, Chairman of the Planning Board, was sworn in. Mr. McDuffee stated that Duke Power Company had presented their requirements to the Planning Board and Mr. McDuffee explained Duke Power's position to the Board.

Greg Shepard stated that the administration was recommending the requested relocation of the 16,200 square feet of office space from the second story of the shopping center to the location shown on the Site Plan dated October 11, 1982 and revised for the office building April 29, 1983. Mr. Shepard further stated that the administration was recommending denial of the request to provide electrical service by a combination of overhead and underground lines as shown on the Utilities Plan dated October 11, 1982 and revised for the overhead lines April 29, 1983.



Joe Hakan, developer, was sworn in. Mr. Hakan stated he thought the overhead line will not be aesthetically detrimental since it will run along a low-lying sewer line and stated that Duke Power feels this line establishes a major service line in the are for future development.

Greg Shepard stated that he did not get the impression from Duke Power's statements that they would later place an overhead line in this area if the proposed line had to be placed underground.

Jim Martin, one of the developers, was sworn in. Mr. Martin spoke in favor of the proposed changes.

Vic Schoenbach, chairman of the Transportation Advisory Board, was sworn in. Mr. Schoenbach stated that the Transportation Advisory Board recommended approval of the application with the following additions:

1. Bicycle parking facilities sufficient to accommodate a minimum of 16 bicycles be provided under the proposed building, proximate to an entrance or entrances;
2. Paved sidewalk connecting the proposed office building to a crosswalk leading to the sidewalk adjacent to the main buildings;
3. A safely-marked crosswalk leading from the proposed office building to the restaurant;
4. Pedestrian access to the site, separate from vehicular drives, be available alongside both main entrance drives and at the eastern corner of the site;
5. That if transit service becomes available that bus access to the interior of the complex be allowed.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN BOONE THAT THIS PUBLIC HEARING BE CLOSED AS NO ONE ELSE WISHED TO SPEAK. VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY HILLIARD CALDWELL THAT:

- 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 DEVELOPER BE ALLOWED TO RELOCATE 16,200 SQUARE FEET OF OFFICE SPACE FROM THE SECOND STORY OF THE SHOPPING CENTER TO THE LOCATION SHOWN ON THE SITE PLAN DATED OCTOBER 11, 1982 AND REVISED FOR THE OFFICE BUILDING APRIL 29, 1983, SUBJECT TO THE CONDITIONS RECOMMENDED BY THE TAB. (see Town Clerk's file of this meeting for a copy of the TAB recommendations.)

VOTE: AFFIRMATIVE ALL

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL:

- 1) THAT THE DEVELOPER BE AUTHORIZED TO RUN THE ELECTRICAL LINES OVERHEAD FROM JONES FERRY ROAD TO THE NORTHWESTERN MOST CORNER OF THE PROPOSED LINE.
- 2) THAT THE DEVELOPER NOT BE AUTHORIZED TO GRANT ANY ADDITIONAL EASEMENTS TO DUKE POWER COMPANY FOR OVERHEAD ELECTRIC SERVICE THROUGH THIS PROJECT.

VOTE: AFFIRMATIVE FOUR, NEGATIVE TWO (ROSE, PATTERSON)

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Public Hearing/Closing of Cedarwood Lane and a Portion of Beechwood Drive

Wells Management Group, Inc. has requested the closing of Cedarwood Lane and a portion of Beechwood Drive. These streets are platted but have never been opened by the Town. These streets, in the location platted, are inconsistent with approved development plans for the Weatherhill project.

MOTION WAS MADE BY ERNIE PATTERSON AND SECONDED BY HILLIARD CALDWELL THAT THE PUBLIC HEARING BE CLOSED AS NO ONE WISHED TO SPEAK. VOTE: AFFIRMATIVE ALL

APPOINTMENT TO FIRE PREVENTION COMMITTEE

Mr. Doug Emerson has requested to be appointed to the Fire Prevention Committee.

The administration recommended that Mr. Emerson be appointed to the Committee.

MOTION WAS MADE BY JOHN BONE AND SECONDED BY DOUG ANDERSON THAT DOUG EMERSON BE APPOINTED TO THE FIRE PREVENTION COMMITTEE. VOTE: AFFIRMATIVE ALL

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LAND USE ORDINANCE TEXT AMENDMENTS: MISCELLANEOUS

The administration requested that the Board of Aldermen amend the Land Use Ordinance to make minor changes, including provisions dealing with the protection of trees during construction and the dimensions of signs.

This ordinance was adopted on first reading by the Board of Aldermen at its meeting of February 12, 1985, but due to the lack of the required vote for approval on first reading, this ordinance was before the Board again for second reading.

It was the consensus of the Board to delay action on this matter until its next meeting.

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WILLOW CREEK SHOPPING CENTER CONDITIONAL USE PERMIT MODIFICATION

Roy Williford, Planning Director, stated that JEM Development had applied for a modification to the conditional use permit for Willow Creek Shopping Center which would allow construction of an Automatic Teller Machine on the property. The property is identified as Tax Map 114, Lot 15 and is zoned Business-4.

Mr. Williford stated that the administration was recommending approval of the requested modification.

MOTION WAS MADE BY JOHN BOONE AND SECONDED BY HILLIARD CALDWELL THAT CONDITIONAL USE PERMIT MODIFICATION BE APPROVED AS REQUESTED. VOTE: AFFIRMATIVE ALL

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FINAL PLAT APPROVAL/CASTALIA COURT

Roy Williford, Planning Director, stated that Peter Thorn was requesting final plat approval for Castalia Court, which will allow its conversion to an architecturally integrated subdivision. A special use permit was granted by the Board of Adjustment on July 6, 1983, which allowed construction of three detached multi-family (condominium) units at 1209 Hillsborough Road across from the Riffel Woods Subdivision. The parcel is identified as Tax Map 108, Lot 51 and is zoned Residential-20.

Mr. Williford stated that the administration was recommending approval of the final plat.

MOTION WAS MADE BY HILLIARD CALDWELL AND SECONDED BY JOHN BOONE THAT THE FINAL PLAT APPROVAL BE GRANTED. VOTE: AFFIRMATIVE ALL

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There being no further business, the meeting was adjourned.



**Plan View**  
 Burger King #212  
 600 Jones Ferry Rd.,  
 Carrboro, NC



**Declaration**

This is an original unpublished drawing, created by Allen Industries, Inc. It is submitted for your personal use in connection with the project being prepared for you by Allen Industries, Inc. It is not to be shown to anyone outside your organization, nor used, reproduced, copied, or exhibited in any fashion whatsoever. All or part of this design (except for registered trademarks) remain the property of Allen Industries, Inc.

**Client Review Status**

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

Approved     Approved as Noted     Revise & Resubmit

Name \_\_\_\_\_ Date \_\_\_\_\_

**Revisions**

09/21/12 Issue Date  
 09/26/12 New Directional No L Band

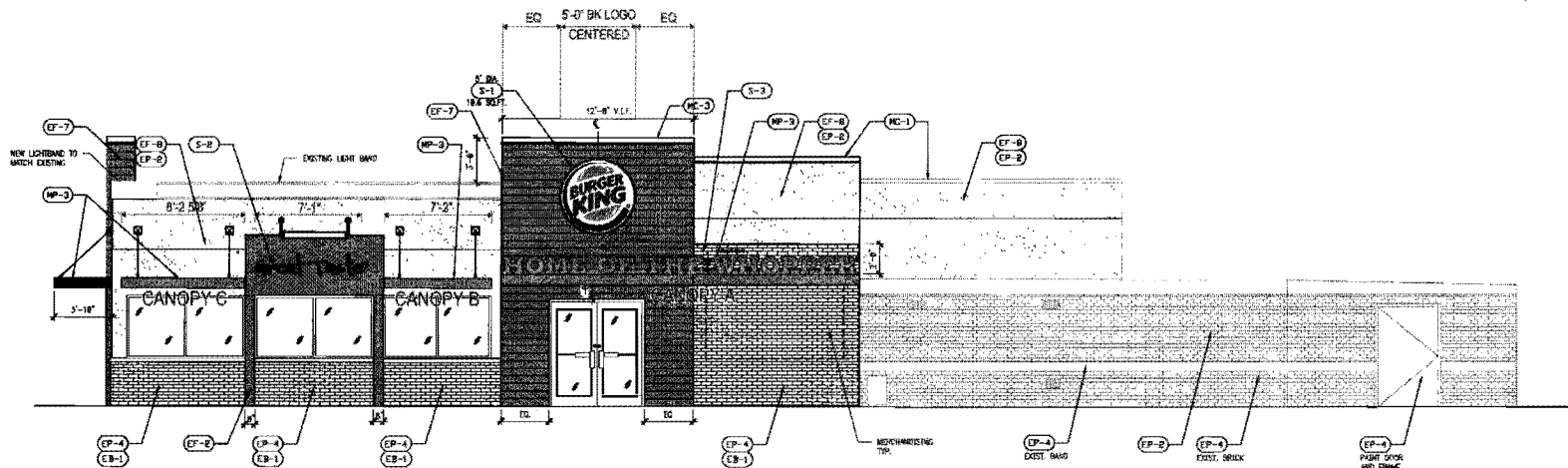
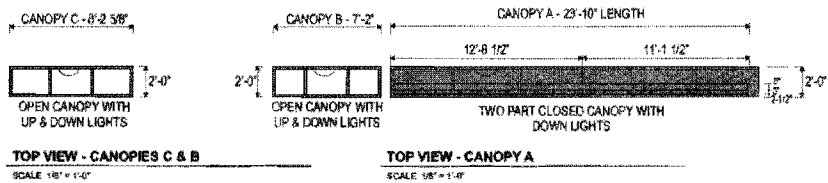
**Project Information**

Client Burger King #212  
 600 Jones Ferry Rd., Carrboro, NC

File BK 212 Carrboro NC  
 Site LO Design LB/BPM PM Nicole Dye



**Florida Division**  
 11301 49th Street North, Clearwater, FL 33762  
 Phone 800-577-3076 727-573-3076 Fax 727-573-4616



**MAIN ENTRANCE ELEVATION**

SCALE 1/8" = 1'-0"

Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".  
BURGER KING® in the U.S. use the ® trademark symbol. The Burger King® trademark may not be registered in all countries. See "Legal Standards" for more information. For registered updates, please contact the legal department in Miami (305) 378-3080.



**Declaration**

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**Client Review Status**

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.  
 Approved     Approved as Noted     Revise & Resubmit

Name \_\_\_\_\_ Date \_\_\_\_\_

**Revisions**

09/21/12 Issue Date  
09/26/12 New Directional No L Band

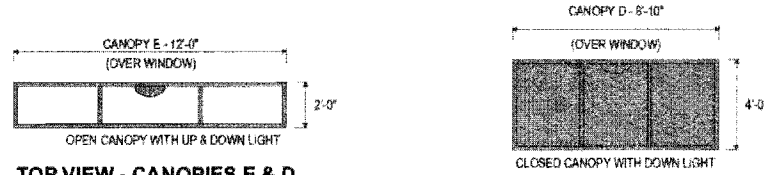
**Project Information**

Client Burger King #212  
600 Jonee Ferry Rd., Carrboro, NC

File BK 212 Carrboro NC  
Sales LO Design LB/SPN PM Nicole Dye

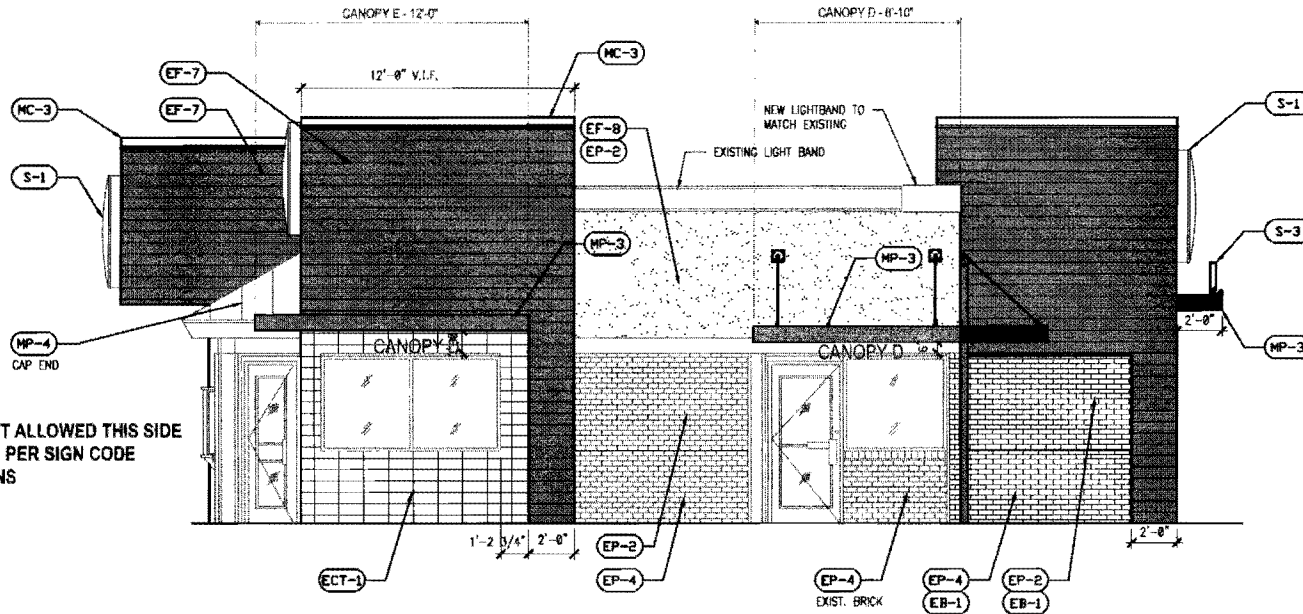


Florida Division  
11301 49th Street North, Clearwater, FL 33762  
Phone 800-677-3076 727-573-3076 Fax 727-572-6518



TOP VIEW - CANOPIES E & D

SCALE 3/16" = 1'-0"



NOTE:  
BK LOGO NOT ALLOWED THIS SIDE  
OF BUILDING PER SIGN CODE  
RESTRICTIONS

FRONT ELEVATION

SCALE 3/16" = 1'-0"

Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".  
BURGER KING® in the U.S. use the ® trademark symbol. The Burger King® trademark may not be registered in all countries. See "Legal Standards" for more information. For registered updates, please contact the legal department in Miami (305) 378-3080.



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 Approved    Approved as Noted    Revise & Resubmit  
 Name \_\_\_\_\_ Date \_\_\_\_\_

**Revisions**

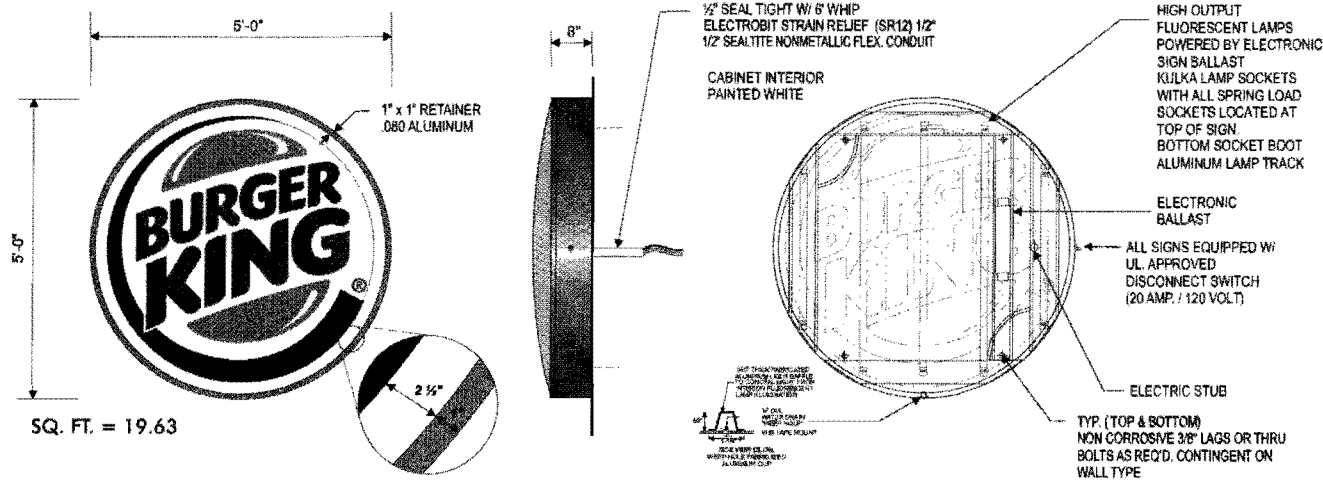
Rev	Issue Date
09/21/12	Issue Date
08/28/12	New Directional No L Band

**Project Information**

Client: Burger King #212  
 600 Jones Ferry Rd., Carrboro, NC  
 File: BK 212 Carrboro NC  
 Site: LO      Design: LB/SPN      IN: Nicole Dye



Florida Division  
 11351 40th Street North, Clearwater, FL 33782  
 Phone 800-977-3076 727-673-3076 Fax 727-572-4815



CABINET: TO BE FABRICATED OF ROLLED ALUMINUM FRAME W/ .080 BACKS & .063 RETURNS. WELDED CONSTRUCTION ALUMINUM INTERNAL BRACING. ACCESS INSIDE CABINET BY FACE REMOVAL. RETURNS TO BE .063 ALUMINUM ROLLED. RETAINERS TO BE ALUMINUM PAINTED BRUSHED ALUMINUM TO MATCH RETURNS. CABINET INTERIOR TO BE LINED W/ LIGHT ENHANCING FILM OR PAINT. ALL HARDWARE TO BE CORROSION RESISTANT.

ILLUMINATION (INTERNAL): BY H.O. FLUORESCENT LAMPS 12" O.C. POWERED BY 900 M.A. ELECTRONIC BALLASTS LIGHTING COMPONENTS. ALL HARDWARE & CONNECTIONS TO BE TO BE UL APPROVED

ELECTRIC: 120 VOLT 20 AMP PRIMARY ELECTRIC CIRCUITS BROUGHT TO BASE OF SIGN AND FINAL CONNECTION BY BUYER (1) 20 AMP CIRCUIT REQUIRED

FACE: TO BE .177" CLEAR SOLAR GRADE POLYCARBONATE W/ UV INHIBITOR VACUUM FORMED TO CREATE CONVEX DOME SHAPE. DECORATION GRAPHICS TO BE 3M OR ORCAL TRANSLUCENT VINYL ON 2ND SURFACE W/ 3M WHITE WHITE DIFFUSER.

model	dia.	cabinet depth	face depth
S-1.1F60	60"	8"	3-9/16"

**20/20 & Standard 1999 Size Specifications**

dia. of sign	retainer	white space
5'	1"	2.5"

TOLERANCE FOR RETAINER: 1/8"

**FRONT VIEW**  
 SCALE: 1/2"=1'-0"

**SIDE VIEW**  
 SCALE: 1/2"=1'-0"

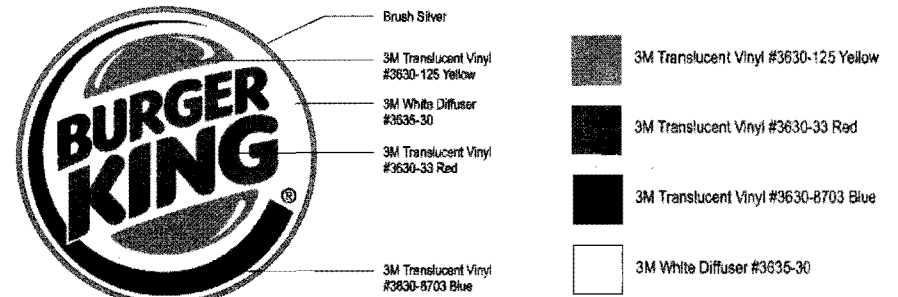
**OPEN CABINET DETAIL**  
 SCALE: 1/2"=1'-0"

NOTE: ALL UL LABELS TO BE PLACED OUT OF EYE SIGHT



Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM". BURGER KING® in the U.S. use the ® trademark symbol. The Burger King® trademark may not be registered in all countries. See "Legal Standards" for more information. For registered updates, please contact the legal department in Miami (305) 378-3080.

**BURGER KING COLOR SPEC**



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Name \_\_\_\_\_ Date \_\_\_\_\_  
 Title \_\_\_\_\_

**Revisions**

09/21/12 Issue Date  
 09/28/12 New Direction No L&B and

**Project Information**

Client **Burger King #212**  
 800 Jones Ferry Rd., Carrboro, NC

File **BK 212 Carrboro NC**  
 Site **LO** Design **LB/SPH** PM **Nicole Dys**



Florida Division  
 11351 40th Street North, Clearwater, FL 33762  
 Phone 800-877-3078 727-573-3078 Fax 727-572-4815

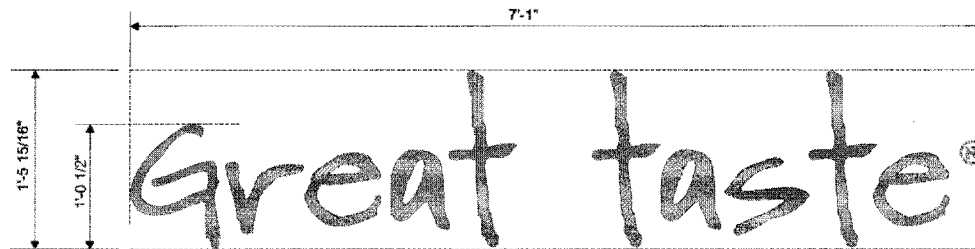


Plate Letter Layout - "Great Taste"  
 Scale 1" = 1'-0"

Color Reference:

LETTER FINISH:  
 BRUSHED ALUMINUM VINYL #3M 1080-BR120.  
 GRAIN TO RUN HORIZONTAL.

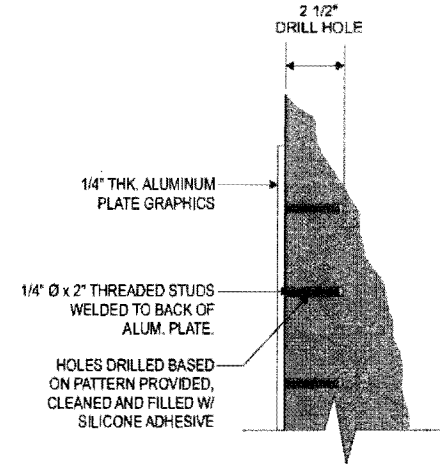
SPECIFICATIONS:

1/4" THICK ALUMINUM PLATE LETTERS STUD MOUNTED TO WALL.  
 LETTER FACES: BRUSHED ALUMINUM VINYL #3M 1080-BR120.  
 GRAIN TO RUN HORIZONTAL.  
 FONT: WORDYDIVA

CONSTRUCTION DETAIL:



1/4" THICK ALUMINUM PLATE WITH .063"  
 PAINTED BRUSHED ALUMINUM, GLOSS FINISH.



Mounting Dtl - Side View  
 Scale: nts

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 Title \_\_\_\_\_ Date \_\_\_\_\_

Revisions

Rev	Issue Date
09/21/12	Issue Date
09/28/12	New Direction/No L&B and

Project Information

Client: **Burger King #212**  
**600 Jones Ferry Rd., Carrboro, NC**  
 File: **BK 212 Carrboro NC**  
 Sales: **LO** Design: **LB/BPM** PW: **Nicole Dye**




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**ROC 60 Directional Sign  
Face Replacements**

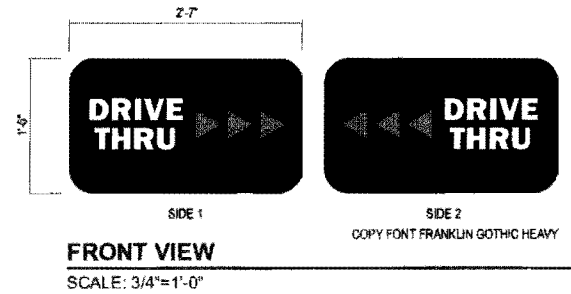


**BURGER KING COLOR SPEC**

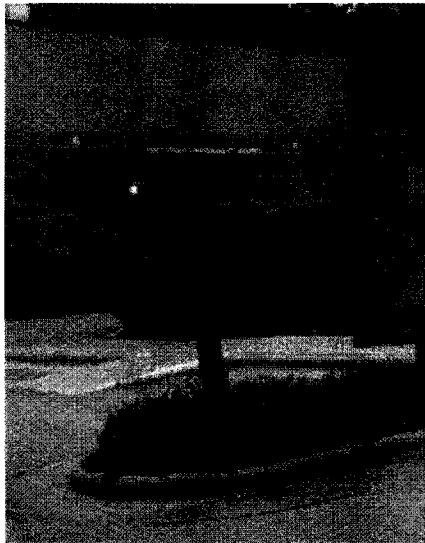
- Brush Silver
- 3M Translucent Vinyl #3630-125 Yellow
- 3M White Diffuser #3635-30
- 3M Translucent Vinyl #3630-33 Red
- 3M Translucent Vinyl #3630-8703 Blue
- 3M White Diffuser #3635-30

**ARROWS YELLOW**

- 3M Translucent Vinyl #3630-125 Yellow
- 3M Translucent Vinyl #3630-33 Red
- 3M Translucent Vinyl #3630-8703 Blue
- 3M White Diffuser #3635-30

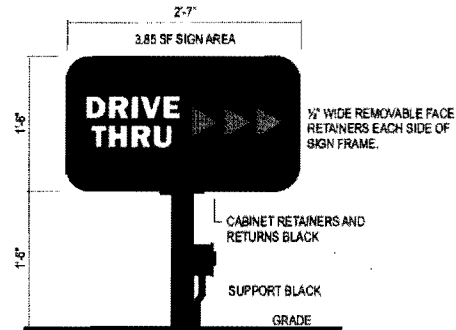


**NOTE:**  
CUSTOM "NEW" DIRECTIONAL SIGN LAYOUT  
BK LOGO NOT ALLOWED PER SIGN CODE ON THE DIRECTIONAL SIGNS.  
SMALL SIGN OPTION - MAX. ALLOWABLE 4 SQ. FEET SIGN AREA.



**SURVEY PICTURE REFERENCE**

**NOTE: EXISTING SIGN TO BE REPLACED WITH NEW D/F SIGN**



**FRONT ELEVATION TYP.**

SCALE: 3/4"=1'-0" 5.0 AREA SQ. FT.

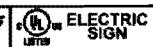
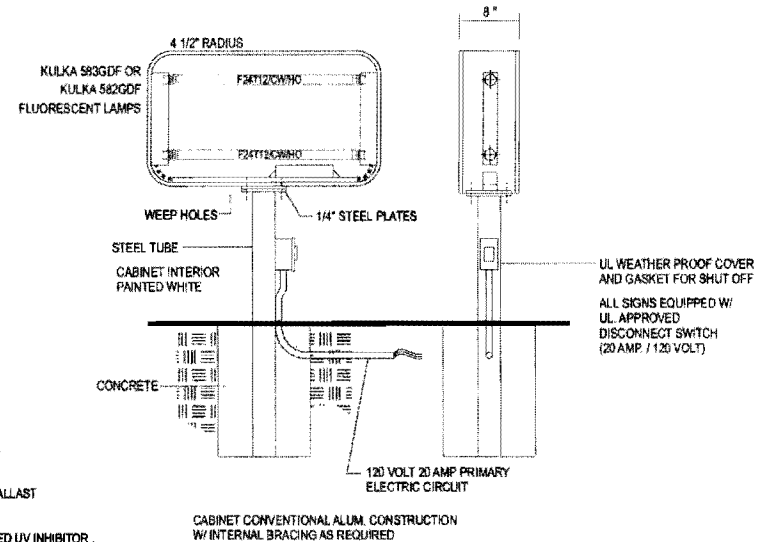
**D/F DIRECTIONAL GENERAL SPECIFICATIONS:**

**CABINET:** TO BE FABRICATED FROM .063 ALUMINUM W/ INTERNAL BRACING & RETAINERS. CABINET INTERIOR PAINTED WHITE

**ILLUMINATION:** BY CW H.O. FLUORESCENT LAMPS POWERED BY 800 M.A. ELECTRONIC BALLAST CONTAINED WITH IN. ALL ELECTRIC COMPONENTS AND CONNECTION TO BE UL.

**FACE:** .063" FLAT CLEAR POLYCARBONATE DECORATION ON 2ND SURFACE CO-EXTRUDED UV INHIBITOR.

**SUPPORT:** TO BE STEEL TUBE. DIRECT BURIAL IN CONCRETE



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 608 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



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Name \_\_\_\_\_ Date \_\_\_\_\_

**Revisions**

09/21/12 Issue Date  
06/28/12 New Directional No L Band

**Project Information**

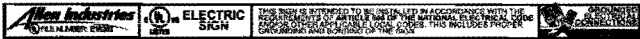
Client Burger King #212  
600 Jones Ferry Rd., Carrboro, NC

File BK 212 Carrboro NC  
Series LO Design LB/SPN PW Nicole Dye



Florida Division  
11381 49th Street North, Clearwater, FL 33762  
Phone 800-877-3078 727-873-8076 Fax 727-572-4815

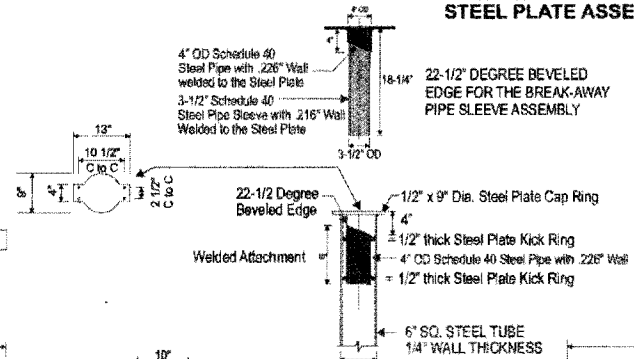
NOTE: ALL UL LABELS TO BE PLACED OUT OF EYE SIGHT



**20/20 Sign Design**  
**BK S-10.1 A Drive Thru**  
**Clearance Bar with**  
**Swing Away Bar Design**  
 Page 9 of 10

- Color Reference:**
- Painted Black Polyurethane Satin Finish
  - Reflective Ruby Red Applied Vinyl  
3M Reflective Ruby Red Vinyl = 3M #660CR72
  - Painted Brushed Aluminum
  - BKG on Clearance Bar 3M Reflective Silver #660CR-10

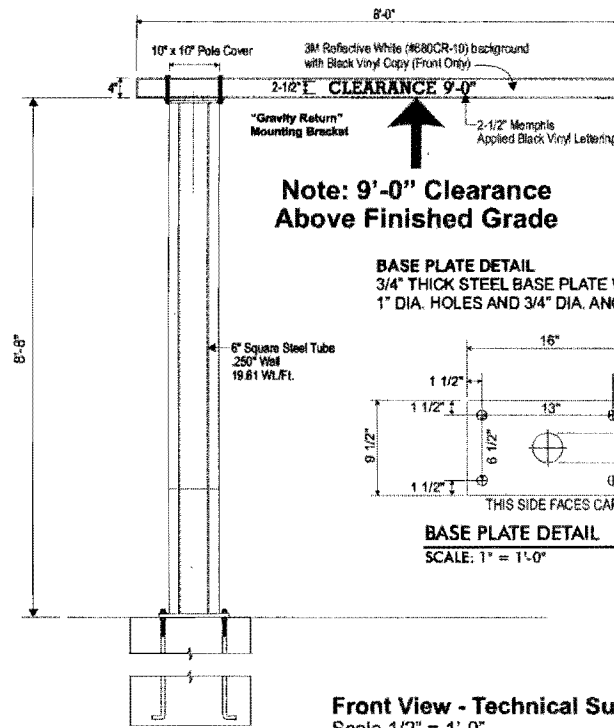
**SIDE VIEW**  
**STEEL PLATE ASSEMBLY**



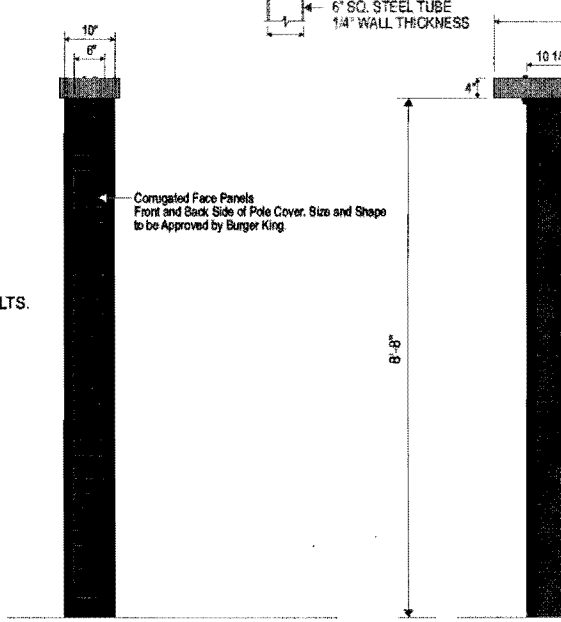
\*\*\*\*MUST ROTATE\*\*\*\*



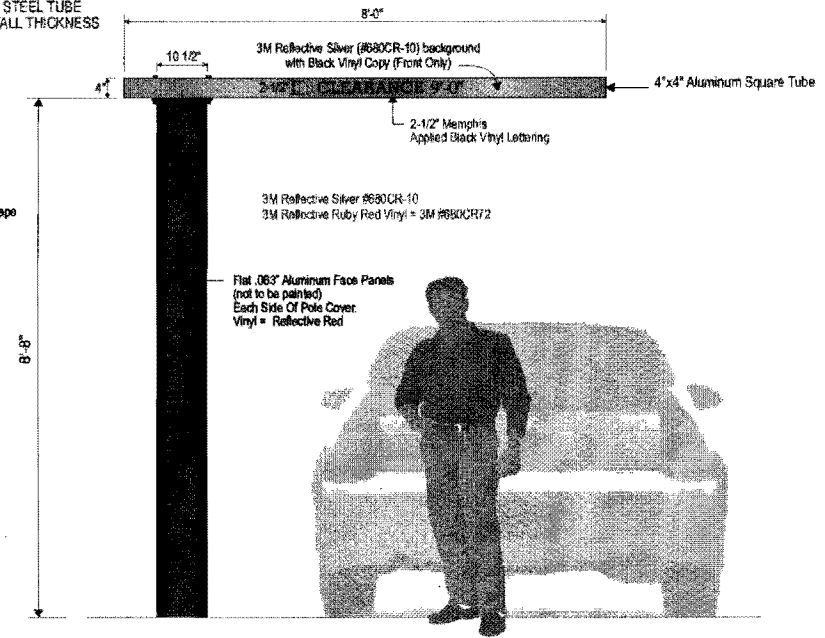
**Top View**



**Front View - Technical Support**  
 Scale 1/2" = 1'-0"



**Front View - S-10.1A Clearance Bar**  
 Scale 1/2" = 1'-0"



**Side View - S-10.1A Clearance Bar**  
 Scale 1/2" = 1'-0"



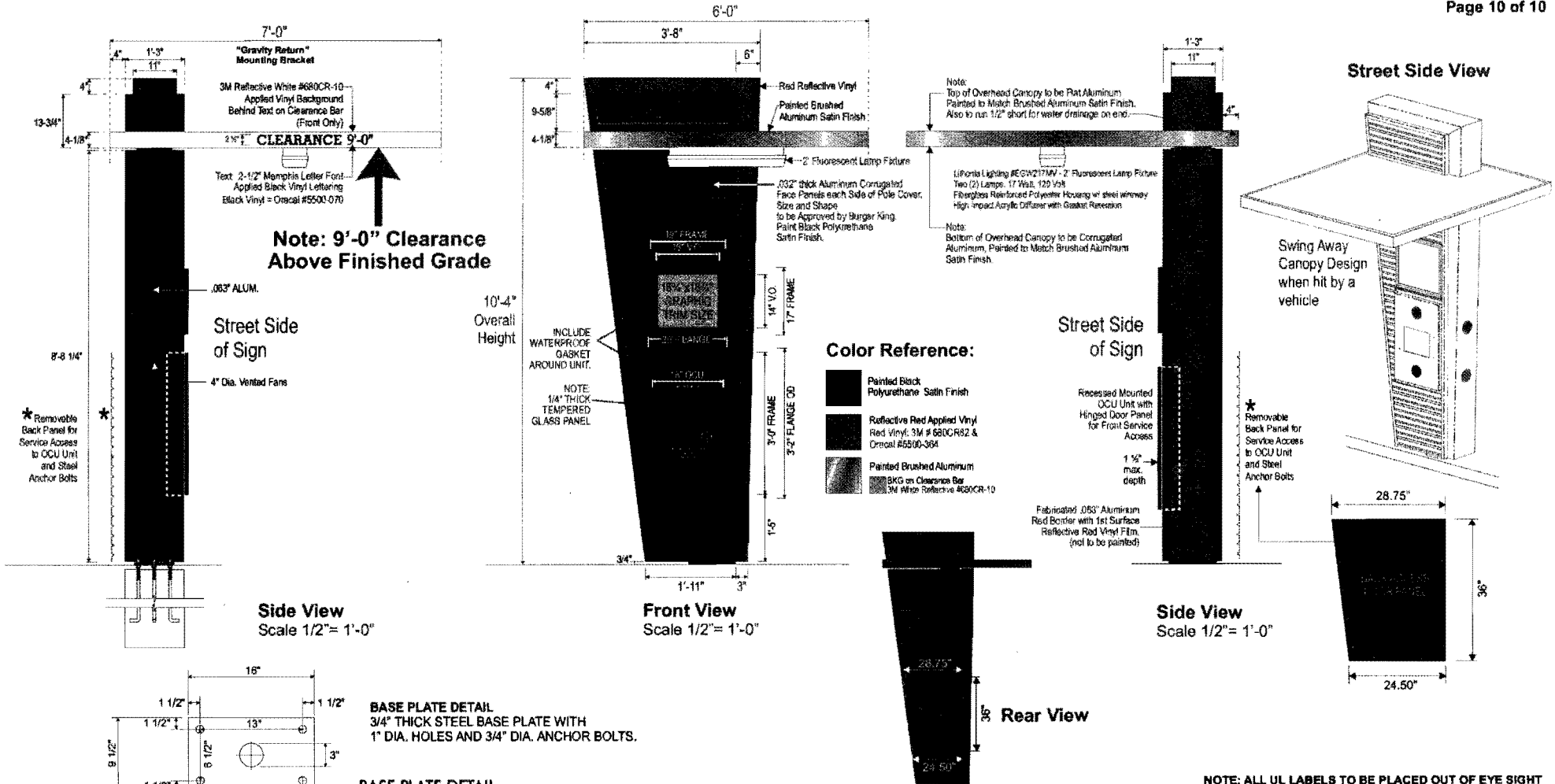
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 Date \_\_\_\_\_

**Revisions**  
 09/21/12 Issue Date  
 06/26/12 New Directional No L&B and

**Project Information**  
 Client: Burger King #212  
 600 Jones Ferry Rd., Carrboro, NC  
 Pk: BK 212 Carrboro NC  
 Sigs: LO Design: LB/SPN PM: Nicole Dye

**Allen Industries**  
 www.allenindustries.com  
**Signs and Image Solutions**  
 Florida Division  
 11351 40th Street North, Clearwater, FL 33762  
 Phone 800-677-3078 727-673-2076 Fax 727-672-4616



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Rev	Issue Date
09/21/12	Issue Date
09/26/12	New Directions/No L Bond

**Project Information**

Client **Burger King #212**  
 600 Jones Ferry Rd., Carrboro, NC

File **BK 212 Carrboro NC**  
 Sales **LO** Design **LB/SPN** PW **Woolle Dye**



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**Project Narrative:**

Burger King Restaurant - Remodel  
600 Jones Ferry Road  
Carrboro, NC 27510

The scope of work for the remodel includes the following:

- Exterior remodel to incorporate the current BK branding including removal of some existing mansard roofing on the front elevation and main entry side, exterior façade updates, and installation of new exterior elements, new exterior signage, and miscellaneous exterior (refer to elevations).
- Interior finish upgrades that will require demolition of finishes, furniture replacement, new flooring finish, new millwork, doors/frame/hardware, painting, light fixture replacement, tile work and miscellaneous décor and accessory installation.
- Selective restroom finish remodeling including demolition of existing finishes, painting, new toilet partitions, and light fixture replacement, toilet accessory replacement, new vanity tops and sinks.
- Changing the regular restrooms into single user restrooms as permitted by code. The existing building footprint is to remain unchanged and no work will be performed in the kitchen or on the HVAC.

The scope of work for the signage includes:

- According to the Town of Carrboro's Land Use Ordinance, the Burger King restaurant is allowed 61.5 square feet of signage along the front of the building (including road signage) and 147.25 square feet along the main entrance side. As the current road signage takes up all the allowable square footage for the front, the project is proposing to install, home of the whopper and great taste signage along the main entrance side. Please note that work pertaining to the signage will be completed by Allen Industries.

Megan Pyrtle  
Allen Industries  
6434 Burnt Poplar Road  
Greensboro, NC 27409  
Ph. (888) 294-2007 x 3313  
megan.pyrtle@allenindustries.com