



JIM SPENCER ARCHITECTS, PA  
109A Brewer Lane | PO Box 385  
Carrboro, NC 27510  
919.960.6680

March 6, 2023

**Petition for Change of Zoning**  
**Tempo – Multi-family building**  
**1307 West Main Street, Carrboro**  
**PIN # 9778 28 6664**

**Neighborhood Information Meeting Summary**  
**Meeting Date: March 1, 2023, Carrboro Town Hall**

On Wednesday, March 1, 2023, a neighborhood information meeting was held at Carrboro Town Hall for a proposed conditional zoning request for Tempo (a multi-family project proposed for 1307 West Main Street in Carrboro).

An attendees list is attached. This list does not include Town of Carrboro staff who were in attendance. The applicants (Erik Lensch and Allen Knight) were represented by architects Jim Spencer and Ryan Fitzsimmons of JSA Architects in Carrboro, along with civil engineer Chad Abbott of C3 Design and Engineering. After a staff introduction regarding the process from Tina Moon with the Town of Carrboro, Jim Spencer gave a project overview.

The attached presentation materials were shown to the attendees. The applicants noted the existing variety of uses and zoning districts adjacent and near the site and intersection, and the new Carrboro Connects comprehensive plan's emphasis on new development in areas with existing utility and transportation infrastructure. It was noted that the project was working through site planning issues with the Town staff and reviewers (including storm water, trees and landscaping) and that the applicant was also requesting a text amendment to allow the height of the structure in the proposed zone.

Questions were asked by the attendees regarding the parking, the storm water treatment, and the public transportation options. After questions for the applicant, attendees Jeff Rubish and Tom Whisnant spoke in favor of the project.

N

1307 WEST MAIN STREET

NAME **(PLEASE PRINT)**	ADDRESS, PHONE & EMAIL **(PLEASE PRINT)**
1. Patricia Owen	302 Spring Valley Rd Carrboro 919-259-3122 patricia@pattiradova.com
2. <del>Jeff</del> Russell	TERRAPIN LANE HILLSBORO 919-971-2584 jeff@eggsinc.net
3. Tom Witberger	503 Oak Ave. Carrboro 919-451-0740 Tom@terrapin.com
4. Jeff Rubish	215 Simpson St Carrboro 919-971-2584 jeff@highlandrubish.com
5. Jim Spurrer	Arduett jspencerjsa@gmail.com 919-593-4150
6. Thomas Whisnant	Tom@TRACmanagement.com
7.	153 Viburnum Way, Carrboro
8. Amanda Klepper	1102 B West Main St. 919-704-5726 acklepper@gmail.com
9. Erik Lensch	8591 Pirkards Meadows Rd, Chapel Hill elensch7@earthlink.net
10. DAVID BECK	101 HAWAII ST DAVIDSBECK@GMAIL.COM
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	



## Tempo – 1307 West Main Street Multifamily Residential Project





## Tempo – 1307 West Main Street

### Project Introduction and Fact Sheet

The new Carrboro Connects Comprehensive Plan acknowledges that more density will be required to meet housing demand in Carrboro. It also encourages development along existing transit corridors which will have limited demand for extensive infrastructure. The existing development near the site of this proposal includes very suburban models of car-based form and place making. Future development must be more compact and dense to accommodate the estimated 8,500-13,500 new Carrboro residents by 2050. We feel this proposed multi-family project is responsible infill – working with the existing natural constraints but building density on a lot which has good infrastructure already in place.

Primary facts regarding Tempo:

- Multifamily residential building (new construction) with 34 units on 1.16 acre lot. The building is proposed as five-story and located out of (to the west of) existing flood hazard areas and buffers
- On-site parking for 36 vehicles – one per unit plus accessible parking
- On-site storm water management
- Affordable housing units to meet or exceed Town requirements
- Extensive landscaping and sustainability features in construction
- **No** new curb cuts/entry drives on Main Street – entry from existing drive to the west of site
- Bicycle lockers, wider sidewalk and new bus stop/shelter to encourage alternate transportation

The project is currently going through the Town of Carrboro's Conditional Rezoning and text amendment processes. The current zoning is B-3, and the proposed zoning is R-2CZ. Development Owner – Tempo Investco, LLC – Erik Lensch and Allen Knight; Civil Engineering – C3 Design and Engineering; Architect – JSA Architects, PA, Carrboro







VICINITY MAP

N.T.S.

## 1307 WEST MAIN STREET - PROPOSED MIXED USE DEVELOPMENT

- EXISTING SITE IS 1.163 ACRES AND ZONED B-3; VACANT LOT
- KEY FEATURES
- PROGRAM: ONE FLOOR SMALL OFFICE SUITES (LOW DENSITY), THREE/FOUR FLOORS FOR SALE RESIDENTIAL UNITS, WITH EMPHASIS ON AFFORDABILITY AND WALKABILITY
- SURFACE PARKING - 33 SPACES PROVIDED ON SITE, ACCESS TO BUS, COVERED BIKE PARKING, PEDESTRIAN ACCESS TO SIDEWALKS AND POTENTIAL CROSSWALK ON MAIN
- STORM WATER TREATMENT ON SITE
- PARK AND PUBLIC ACCESS TO EXISTING GREEN SPACE ALONG TOM'S CREEK AND LARGE WILLOW OAKS AT WEST OF SITE
- GATEWAY PROJECT FOR CARRBORO DOWNTOWN AND USE OF EXISTING COMMERCIAL ZONED LOT



A - VIEW OF NORTHWEST LOT CORNER



B - VIEW OF SOUTHWEST LOT CORNER



C - VIEW OF NORTHEAST LOT CORNER



**Jim Spencer Architects, PA**  
 109-A Brewer Lane  
 Carrboro, NC 27510  
[jimspencerarchitects.com](http://jimspencerarchitects.com)  
 919.960.6680

1307 WEST MAIN // SITE ANALYSIS

**Mixed Use Development**

1307 West Main Street  
 Carrboro, NC 27510  
 May 26, 2021





JIM SPENCER ARCHITECTS, PA

109-A BREWER LANE  
CARRBORO, NC 27510

919.960.6680  
JSPENCERJSA@GMAIL.COM

TEMPO

1307 WEST MAIN STREET  
CARRBORO, NC 27510

# CONDITIONAL REZONING APPLICATION

[illegible]



CURRENT OWNER:	NORTH CAROLINA CARBORO LIMITED PARTNERSHIP
OWNER ADDRESS:	389 UNION ST, WEST SPRINGFIELD, MA 01089
PIN:	5778280604
PROPERTY ADDRESS:	1307 WEST MAIN ST, CARBORO NC 27310
JURISDICTION:	TOWN OF CARBORO
COUNTY:	ORANGE
STATE:	NORTH CAROLINA
REFERENCE:	D8 3066 / PG 58
PARCEL SIZE:	50,680 SF / 1.16 AC
EXISTING ZONING/USE:	B-3 / VACANT
PROPOSED ZONING/USE:	R-2 CZ / MULTI FAMILY
SETBACKS:	REQUIRED PROPOSED
• STREET:	15' (ROW)-43' (CENTERLINE) 13.92 (ROW)
• LOT BOUNDARY:	8' - 2" PER 1' ABOVE 35' = 68' 72.86
MAXIMUM BUILDING HEIGHT:	ALLOWED PROPOSED
	30' 65' - SEE ARCH PLANS
EXISTING IMPERVIOUS:	0 SF
AREAS DEMOLISHED:	0 SF
PROPOSED IMPERVIOUS AREAS:	
BUILDING	8,210 SF (0.19 AC)
DRIVES & PADS	10,749 SF (0.25 AC)
STORMWATER	2,151 SF (0.05 AC)
TOTAL	= 21,114 SF (0.48 AC) -41.65%

**CE DESIGN & ENGINEERING, PLLC**

NC Firm License #: P-1764  
2537 E LYON STATION RD, STE 102(PHYSICAL)  
P.O. BOX 363(MAILING)

NOT FOR  
NORTH CAROLINA  
PROFESSIONAL  
SEAL  
6242  
ENGINEER  
J. E. ABBOTT  
CONSTRUCTION

		BENTLEY/CANAC	PARTS	DW
FIRST ISSUED				
1				
2				
3				
4				
5				
6				

CONDITIONAL USE PERMIT  
TEMPO  
1307 WEST MAIN ST, CARRBORO, NC 27510  
ORANGE COUNTY

**SITE & UTILITY PLAN**

C3 PROJECT #:	21-040
REVIEW PROJECT #:	XX-XXX
SHEET #:	C-1.3

1. SURVEY DATA & LOCATIONS PROVIDED BY HAWKEYE GEOMATICS, DATED JUNE 1, 2021, FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING AND BEGINNING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CARRBORO AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL MAINTAIN ANY EXISTING ACCESS TO ADJACENT RESIDENCES, BUSINESSES AND PROPERTIES AT ALL TIMES.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS NECESSARY FOR CONSTRUCTION.
6. ALL STRIPING WITHIN THE ROW SHALL BE THERMOPLASTIC PER DOT STANDARDS UNLESS OTHERWISE NOTED.
7. CONTACT B11 PRIOR TO ANY SUBSURFACE WORK.
8. OBTAIN FINAL ZONING INSPECTION APPROVAL PRIOR TO USE/OCCUPANCY.

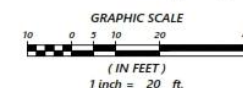
1. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS OTHERWISE NOTED.
2. ALL PUBLIC UTILITIES AND CONNECTIONS TO PUBLIC UTILITIES SHALL CONFORM TO OWAS STANDARDS AND SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS NECESSARY FOR CONSTRUCTION.  
  
IF REQUIRED, PRIOR TO THE CONSTRUCTION OF ANY WATER MAIN EXTENSIONS, TAPS OR RELOCATIONS, THE ENGINEER OF RECORD SHALL BE CONTACTED BY THE GENERAL CONTRACTOR TO DISCUSS CERTIFICATION REQUIREMENTS. FAILURE TO CONTACT THE ENGINEER OF RECORD PROVIDE ANY OF THE REQUESTED DOCUMENTATION DISCUSSED MAY RESULT IN THE INABILITY OF THE ENGINEER TO CERTIFY THE LINE AND POSSIBLE REPLACEMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY, AGENCY OR/COMPANY.
6. THE CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS AND DISTURBANCES WITH EXISTING USERS AND OWASA SO THAT ANY SERVICE INTERRUPTIONS ARE MINIMAL.
7. ALL PIPE INVERTS, TAP LOCATIONS & AVAILABLE CLEARANCES TO BE VERIFIED IN THE FIELD TO CONSTRUCTING STORM & UTILITY SYSTEMS AND SHALL BE ADJUSTED BY THE ENGINEER OF RECORD. IF THESE ITEMS ARE NOT VERIFIED AT THIS TIME, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE FIELD REVISIONS AND ASSOCIATED DESIGN COSTS OF THE SOLUTION PROPOSED.
8. ALL WATER LINE JOINTS/CONNECTIONS SHALL BE RESTRAINED WITH MECHANICAL JOINT FITTINGS OR PROVIDED WITH APPROPRIATE THRUST BLOCKING.
9. NO IRRIGATION SYSTEM WILL BE INSTALLED ON STATE ROW.
10. CONTACT #1 PRIOR TO ANY SUBSURFACE WORK.

**1. CONSTRUCTION WASTE:**

- ALL EXISTING STRUCTURES 300 SQUARE FEET & LARGER IN SIZE SHALL BE ASSESSED PRIOR TO DEMOLITION TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE WASTE AND/OR ORDINANCE. THE COUNTY WILL ASSESS THE POTENTIAL FOR DE-CONSTRUCTION AND THE RE-USE OF SALVAGEABLE MATERIALS.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL, & CORRUGATED CARBONADO PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
- THE COUNTY ORDINANCE ORIGINALLY ALLIERS OR MIXED CONSTRUCTION OR DEMOLITION WASTE THAT INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
- BY ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER APPLICANTS.
- THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIALS ("ACM") AND/OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION & DEMOLITION WASTE SHALL BE HANDLED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.



Know what's **below**.  
**Call** before you dig.







JIM SPENCER ARCHITECTS, PA  
109-A BREWER LANE  
CARRBORO, NC 27510  
919.960.6680  
JSPENCERJSA@GMAIL.COM

TEMPO

1307 WEST MAIN STREET  
CARRBORO, NC 27510

CONDITIONAL  
REZONING  
APPLICATION

No.	Description	Date

DATE: 2022.10.24  
DRAWN BY: J.SA  
CHECKED BY: J.SA

PERSPECTIVES

A3.0



1 PRELIMINARY PERSPECTIVE



2 SOUTHWEST



3 NORTHWEST



4 SOUTHEAST



5 NORTHEAST

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONNECTION WITH ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED.