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21 August 2015

Town of Carrboro  
301 West Main Street  
Carrboro, NC 27510

Attn: Mr. James Thomas

Reference: Pizzeria Mercato Restaurant (proposed)  
408 W. Weaver Street  
Carrboro, NC  
Submittal #2

Dear Mr. Thomas:

The following information is intended to accompany the second submittal for the referenced Ben Barker's Pizzeria Mercato restaurant, located at 408 W. Weaver Street in Carrboro. Included in this letter are responses to the comments from OWASA, the TOC Environmental Planner, OC Solid Waste, the TOC Transportation Planner and the TOC Planning Board.

**Town of Carrboro Zoning Department dated 13 August 2015** Following are responses to the comments after the first submittal. The item numbers correspond to the numbers in the letter.

**Generalized Information**

- 1) Neighborhood Meeting Form (see attachments).
- 2) Fees. Submitted in the amount of \$1,378.14 on August 18, 2015 to James Thomas, Town of Carrboro Planning.
- 3) Pizzeria Mercato Overview: **Pizzeria Mercato** will be open Tuesday - Sunday, operating from 11 am – 9 pm on Sundays and Tuesday – Thursday, 11 am – 10 pm Friday – Saturday. The restaurant will serve beer and wine only and will have a small, integrated bar designed as an eating bar. Live music is not being considered at any point, with the possible exception of Town of Carrboro supervised special

events (eg. Carrboro Music Festival). The restaurant is intended to be a restaurant for the use and pleasure of the immediate neighbors and the community at large.

- 4) The restaurant will be installing the most technically current and code - compliant mechanical ventilation and air filtration system(s) within budgeted allowance. Refuse hauling is currently scheduled for once-a-week pick-up on Mondays. Pick-up frequency may be increased, depending upon volume generated; however, a rigorous recycling and composting program will be employed to minimize landfill contribution.
- 5) SASE envelopes for announcements of meetings of the Advisory Boards and the Board of Aldermen will be provided. (Delivered to James Thomas, Town of Carrboro Planning on August 18, 2015.)
- 6) As indicated in the Advisory Boards hearing held on Thursday, June 4, 2015, the restaurant intends to offer take-out. This facet of the business is projected to represent 10 – 15% of total sales. Advisory board response to take-out was positive; there was a recommendation to consider a designated parking space for pick-up. Response contained in first plan submittal and responses.
- 7) (1) The site and footprint of the building are pre-existing, and will remain as they are. The 10 foot wide sidewalk is an existing non-conformity that with width limited by the locations of the building and the street. Site lighting is addressed separately by the architect (see attachments); (2) Tree canopy requirement: Over 92% of the site is covered by existing impervious surfaces consisting primarily of the building, sidewalks for pedestrian traffic, driveways for vehicle access and paved parking spaces. Space requirements prohibit 15 per cent tree canopy conformation. (3) The existing parking area is covered by impervious surfaces necessary for vehicle access and parking. Due to clearance requirements, the minimum shade tree requirement can not be satisfied. Shade will be provided where feasible.

### **Site Plan**

- 1) Parking Comments: a) The requirements for parking are 1 space / 100 sq. ft. = 30 spaces. The Plan shows 19 spaces, plus credit for one space granted for providing 10 space bicycle parking. The applicant has sought satellite parking from three business entities to satisfy the requirement. The neighboring business operator at Country Junction has agreed in principle to an ad hoc arrangement of shared parking when business hours do not conflict. However, Zack Byrd, the property

owner, is unwilling to agree to written consent, citing distrust of Town Administration and Town government in general. The applicant sought satellite a parking arrangement with O2 Fitness. Their operator, Mike Olander, is both excited and willing to agree to an arrangement. However, Nick Watts, the property owner, rejects any consideration of an agreement. Applicant sought satellite parking with Jerry Sparrow, the property owner on Weaver Street. Mr. Sparrow was very gracious, but indicated that all of his family's parking is currently allocated. With property owner Sherri Ontjes, applicant has discussed possible utilization of parking across the street, **after** their business hours. An arrangement for use of 10-spaces during evening hours has been completed with Ms. Ontjes and her property manager (see attached letter of agreement.) Applicant would like to cite Sec 15-299(a) and seek relief from parking requirement **at this time**, having shown due diligence in pursuit of satellite arrangements to date. Applicant will continue to pursue satellite arrangement to satisfy requirements. (see attached document).

b) Parking on west side of site is existing and represents a non-conformity that has been in place since the building was constructed in 1969. Applicant notes that parking spaces have six feet behind each space before reaching public sidewalk and right-of-way. Sight lines are clear and area lighting enhances night visibility.

c) Note compact parking spaces are designated on plans as required.

- 2) Response from Public Works (see below).
- 3) Architect to detail proposed lighting schedule (see attachments).

### **Landscaping Plan**

- 1) North property line plan shows existing fencing / screening on adjacent property. Applicant proposes additional vegetative screening along north side property line. West property line is drive-on curb and sidewalk adjacent to parking and will not permit screening.

**OWASA Comments received 27 July 2015** Following are responses to the comments after the first submittal. The item numbers correspond to the bullet points in the letter.

1. Note added on sheet C-1 advising that the 2-water lines be identified and that the one not in use by the Barker site should not be disturbed.

2. Utility labels on Elm St. reversed.
3. Note on sheet C-1 advises that the Trappzilla selected must be approved by OWASA.
4. Note added on sheet C-1 instructs installation of a 4-in floor drain.
5. A dedicated fire line is not required at this time.

**Town of Carrboro Planning Board dated 18 June 2015** Following are responses to the comments to the initial review. The item numbers correspond to the bullet points in the letter.

1. Ten bicycle parking spots are shown. No roof or canopy is planned at this time.
2. Improvements to planters are shown on plans. Varied plants and shrubs are proposed. Impervious surface in rear (concrete) will be removed, if not needed.
3. A satellite parking agreement is currently being negotiated.
4. Outdoor dining is not proposed at this time.
5. A bench will be installed beneath the awning in front of the building.
6. Improvements to screening along rear boundary are proposed.

**Town of Carrboro Environmental Review Comments dated 29 July 2015** Following are responses to the recommendations offered after initial review. The item numbers correspond to the letters in the letter.

- A. At this time modifications to the existing inside water delivery system are not proposed. The applicant will investigate the feasibility of collecting rainwater in a cistern for watering outdoor plants.
- B. See response from Architect.
- C. Renewable Energy - Operator intends to install capability for active solar hot water generation.
- D. Waste Reduction - Operator intends to pursue 100% recycling with composting program to minimize food waste.

**Orange County Solid Waste dated 24 June 2015** Following are responses to the comments to initial review. The item numbers correspond to the numbers in the letter.

1. Solid Waste Management Plan completed and submitted.
2. Requested note added on sheet SP-1
3. Note added to detail on sheet C-1. The dumpster screening will be wood and steel or aluminum. A screening detail will be added, but it will not be prepared until remaining restaurant exterior details have been agreed upon and finalized.
4. It is proposed that cardboard be picked up daily, or as necessary, so that minimal storage will be required. Cardboard pick up and removal have been contracted to Lloyd Ross Services.

**Town of Carrboro Transportation Planner dated 28 July 2015** Following are responses to the comments to initial review. The item numbers correspond to the numbers in the letter.

1. Parking agreements will be submitted upon completion.
2. Parking spaces 1 and 2 on the west side of building will be designated handicapped spaces.
3. Reduction of required parking to 29 spaces shown on sheet SP-1.
4. Note added to detail on sheet SP-1 indicating approval by TOC is required.
5. Addition of walkway along eastern side of building not proposed at this time due to space restrictions.

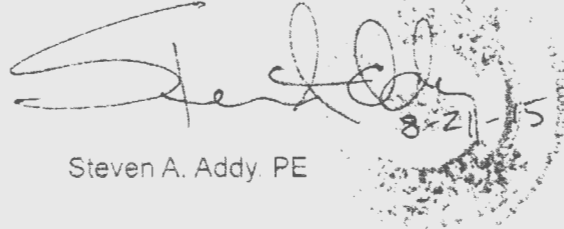
**Town of Carrboro Public Works Department dated 14 Sept 2015** Following are responses to the comments to initial review. As feasible, the item numbers correspond to the bullet points in the letter.

1. Solid Waste Division - See OC Solid Waste responses above for recycling information.
2. Solid Waste Division - Plan reflects code requirements.
3. Streets Division - At this time, no utility work in the right-of-way is proposed.
4. Streets Division - At this time, no utility work in the right-of-way is proposed

5. Streets Division - No surrounding properties or their employees use the parking on the site.

If there are any questions or comments or if additional information is necessary please do not hesitate to contact SGI Technical Services at (919) 942-7612

Sincerely,  
SGI Technical Services



8-21-15

Steven A. Addy, PE

## ATTACHMENTS

1. Neighborhood Meeting Forms
2. Lighting Memo and Specifications - Don Tise, AIA
3. Satellite Parking Authorization - Ms. Sherri Ontjes
4. Satellite Parking Documentation – Town of Carrboro