

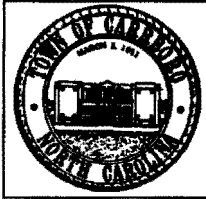
SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS
CONDITIONAL USE PERMIT FOR
Boer Brothers Heating and Cooling at
626 & 630 Hwy NC 54 West

STAFF RECOMMENDATIONS	
Staff Recommendations (w/ Advisory Board support where applicable):	<i>Explanation: Staff recommendations, primarily related to LUO compliance, are represented by #s 1-4 below. If an advisory board voted to 'support' the staff recommendation, then such board is listed after staff in the left-hand column.</i>
Recommended by	Recommendations
Staff, PB, TAB, EAB (*AC did not have a quorum for their review meeting.)	1. That prior to construction plan approval, the applicant receive a driveway permit from NCDOT in accordance with any conditions imposed by such agency including but not limited to encroachment / maintenance agreements for installation of necessary infrastructure.
Staff, PB, TAB, EAB	2. That the Board hereby allows the existing non-conforming situation to remain with regard to impervious surfaces in excess of 24% within the WM-3 zoning district. This finding is based upon the applicant's plans and calculations that demonstrate 1) a reduction in impervious surfaces from the existing situation and 2) an updated and improved stormwater management system that gathers and treats more of the runoff from the impervious surface than before.
Staff, PB, TAB, EAB	3. That the applicant shall provide to the Zoning Division, 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.

Staff, PB, TAB, EAB	4. That the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each stormwater BMP in the development, performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners' association documentation.
Staff, PB, TAB, EAB	5. That the project address the Town Engineer's remaining construction plan comments prior to construction plan approval. Should addressing these comments cause a significant deviation from the plans as presented, the applicant will be required to bring the project back to the Board of Aldermen for a permit modification.
Staff, PB, TAB, EAB	6. That the Board hereby grants a deviation from the 15' pole height requirements of Section 15-242.5(f) be waived based upon the applicant's written justification that the higher poles allow fewer fixtures for more uniform lighting consistent with the commercial needs of the property and the safety and security of its occupants.
Staff, PB, TAB, EAB	7. A continuing obligation of this permit is compliance with the "Good Neighbor" Performance standards for Non-Residential Uses as described in Article XI of the LUO.
Staff, PB, TAB, EAB	8. That the applicant demonstrate continued compliance with the applicable provisions of Section 15-158 of the Land Use Ordinance which regulate hazardous substances in the WM-3 zoning district.

ADVISORY BOARD COMMENTS / RECOMMENDATIONS	
Additional Advisory Board Comments & Recommendations:	<i>Explanation: Comments and recommendations solely from advisory boards follow. If a comment involves LUO interpretation, then the applicable LUO section(s) are noted parenthetically. Otherwise, the Board may wish to consider comments in the context of public health, safety, or welfare findings. Staff generally does not endorse nor refute comments from advisory boards.</i>
Recommended by	Recommendations
PB	<ol style="list-style-type: none"> The Planning Board appreciates the thoughtful design that the applicant has presented for the redevelopment of 626 & 630 Hwy NC 54 West. We support the adoption of the staff recommendations and provide the following comments: <ol style="list-style-type: none"> Please ensure that the lighting is LED. The improvements to stormwater management are excellent. We encourage you to retain the passive solar features for the office building. Photovoltaic panels could be added on stands in the future even if the roof slope faces north. We encourage you to use native tree and shrubs for screening.
TAB	<ol style="list-style-type: none"> No additional comments

EAB	<ol style="list-style-type: none"> 1. A change in the pitch of the office building roof to better support the future possibility of rooftop solar. 2. Changes in window design on office building to reduce cooling and heating load. 3. Regarding the landscaping plan: <ol style="list-style-type: none"> a. For large trees, instead of planting Gingkos consider native maples, oaks, or cedars. b. For small trees, consider native Holly, Sassafras, Serviceberry, Redbud or Dogwood. c. For shrubs, consider native Beautyberry, Inkberry, Viburnum or Savannah Sweetbriar. d. These are examples of native species that can generally be found locally at a comparable price; other native species would be preferable to the non-native species in the plan. e. For additional questions on plantings, the applicant is invited to contact the EAB.
AC	No quorum.



TOWN OF CARRBORO PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

Thursday, November 2, 2017

Conditional Use Permit - Boer Brothers Heating and Cooling 626 & 630 NC Hwy 54 West

The Planning Board appreciates the thoughtful design that the applicant has presented for the redevelopment of 626 & 630 Hwy NC 54 West. We support the adoption of the staff recommendations and provide the following comments:

- Please ensure that the lighting is LED.
- The improvements to stormwater management are excellent.
- We encourage you to retain the passive solar features for the office building. Photovoltaic panels could be added on stands in the future even if the roof slope faces north.
- We encourage you to use native tree and shrubs for screening.

Moved: Clinton

Seconded: Poulton

Vote:

Ayes (8) Adamson, Clinton, Foushee, Poulton, Rosser, Gaylord-Miles, Tiemann, Whittemore

Noes: (0)

Absent/Excused: (1) Rivera

Abstentions: (0)

gone Turkey for Catherine Adamson (chair)
Chair

Date

11/8/17



TOWN OF CARRBORO

Environmental Advisory Board
301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, NOVEMBER 2, 2017

Boer Brothers Highway 54- Conditional Use Permit

Motion was made by Perera and seconded by Patrick that the EAB in general supports this application to redevelop this property, and also recommends:

- 1) A change in the pitch of the office building roof to better support the future possibility of rooftop solar.
- 2) Changes in window design on office building to reduce cooling and heating load.
- 3) Regarding the landscaping plan:
 - a. For large trees, instead of planting Gingkos consider native maples, oaks, or cedars.
 - b. For small trees, consider native Holly, Sassafras, Serviceberry, Redbud or Dogwood.
 - c. For shrubs, consider native Beautyberry, Inkberry, Viburnum or Savannah Sweetbriar.
 - d. These are examples of native species that can generally be found locally at a comparable price; other native species would be preferable to the non-native species in the plan.
 - e. For additional questions on plantings, the applicant is invited to contact the EAB.

VOTE:

AYES: O'Connor, Patrick, Perera, Sinclair,

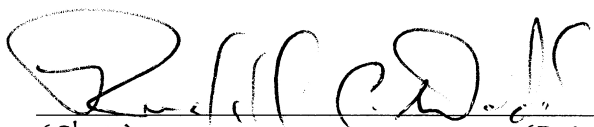
ABSENT/EXCUSED: Hoban, Skelton, Turner

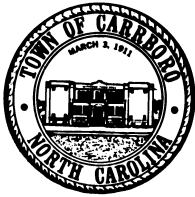
NOES:

ABSTENTIONS:

Associated Findings

By a unanimous show of hands, the EAB membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.


(Chair) 11/3/2017
(Date)



TOWN OF CARRBORO

Transportation Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

NOVEMBER 16, 2017

**TAB RECOMMENDATIONS FOR
BOER BROTHERS HEATING AND COOLING AT 626 & 630 HWY NC 54
WEST CONDITIONAL USE PERMIT**

Štolka moved to recommend approval of the project per the conditions proposed by staff, Barclay seconded. All in favor.

VOTE:

AYES: (5) Dow, Castonguay, Štolka, Nicopoulos, Barclay;

ABSENT/EXCUSED: (2) Haac, McDuffee;

NOES: (0);

(for Vice Chair Štolka)

11/16/17

(Date)