

TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

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

THURSDAY, JUNE 19, 2014

**Recommendations Regarding 103 West Main Street
Conditional Use Permit Modification**

The Carrboro Planning Board recommends that the Board of Aldermen approve the conditional use permit modification for Club Nova at 103 West Main Street with the four recommendations proposed by staff and two additional recommendations as described below.

1. That ten (10) parking spaces shall be required for the project due to the project's proximity to a bus line, proximity to a municipal parking lot, low rate of expected vehicular ownership amongst the residential population, complementary hours of operation between the office use and retail use and, the provision of 13 satellite parking agreements. The applicant is required to continue to seek satellite parking spaces should such spaces be lost due to unanticipated circumstances.
2. That the Board of Aldermen hereby finds that the loading and unloading areas shown on the plans are sufficient to accommodate delivery operations in a safe and convenient manner though they do not satisfy the provisions of Section 15-300 by allowing this loading area to be located within a parking aisle. The Board makes this finding by accepting the applicant's written justification for this arrangement.
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 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 DWF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in the data table. The data will be tied to horizontal controls.

4. That prior to construction plan approval, the applicant demonstrate compliance with the provisions of the Land Use Ordinance pertaining to Construction Management Plans (Section 15-49(c-1)).
5. That the designer simplify the design, matching the annex siding material as that building is not expected to be removed and this will improve the public scale of the building.
6. That the designer make the street-facing side of the project inviting to the entire public, and retain the walls of the rain garden as urban seating.

Moved: Clinton; Seconded: Cohen

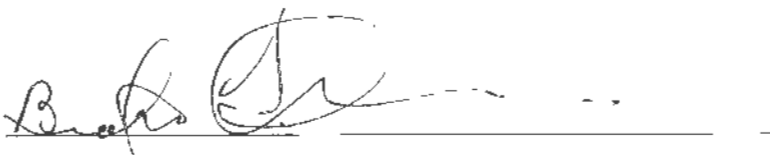
VOTE:

AYES: (7) Adamson, Clinton, Cohen, Davis, Foushee, Hunt, Poulton

NOES: (0)

ABSENT/EXCUSED: (0)

ABSTENTIONS: (0)

A handwritten signature in black ink, appearing to read 'Braxton Foushee', is written over a horizontal line.

Braxton Foushee, Chairman

June 19, 2014

Town of Carrboro Planning Board



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, JUNE 19, 2014

MAJOR MODIFICATION TO CUP FOR CLUB NOVA

Motion was made by Michelle Holder and seconded by Matthew Arnsberger that the EAB recommends that the that the Board of Aldermen consider the following input as part of the application for a Major Modification to the CUP for Club Nova. The EAB requests that the applicant:

- 1) pursue, to the greatest extent possible, installation of a solar thermal and/or solar electric system;
- 2) as warranted, pursue an outside investor for the above-mentioned solar thermal and/or solar electric system;
- 3) demonstrate that it has sought some viable means to reduce its stormwater runoff, given that its proposal to install planters would mitigate a limited amount of runoff—with 320 square feet of planting area and 800 square feet of roofing area, a storm event of as much as a .25 inches of rain could completely saturate three-foot planters.

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 development of this property.

VOTE:

AYES: Arnsberger, Rivin, Holder

ABSENT/EXCUSED: Crook, Reddy, Sinclair

NOES: None

ABSTENTIONS: None

for Sam C. Crook (Chair) 6/20/2014 (Date)



TOWN OF CARRBORO

TRANSPORTATION ADVISORY BOARD

RECOMMENDATION

June 5, 2014

SUBJECT: Major Modification to the Club Nova Conditional Use Permit

MOTION: The TAB recommends that the Board of Aldermen approve the Conditional Use Permit modification, with the following recommended conditions:

1. Increase the amount of bike parking
2. Provide shading for the parking lot
3. Ensure the planter at the north end of the property is of such a height that it affords comfortable sitting

Moved: Nicopoulos

Second: LaJeunesse

VOTE: Ayes (3): Štolka, LaJeunesse, Nicopoulos. Nays (0). Abstain (0). Absent (4): Haac, Barclay, McDuffee, Boone.

Jeff S Blm
for
Kurt Štolka

TAB Chair

6 / 20 /14
DATE