

SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS CONDITIONAL USE PERMIT FOR CLUB NOVA CUP MAJOR MODIFICATION	
STAFF RECOMMENDATIONS	
<b>I. Staff Recommendations (w/ Advisory Board support where applicable):</b>	<i>Explanation: Staff recommendations, primarily related to LUO compliance and are represented by #s 1-13 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, ESC	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 lighting and sidewalks.
Staff, PB, ESC	2. That twenty-two (22) 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, and, complementary hours of operation between the office use and retail use.
Staff, PB, ESC	3. That the Board of Aldermen hereby finds that 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.
Staff, PB, ESC	4. That the six (6) bicycle parking spaces (4 of which are covered) shall be found to be sufficient for both Club Nova and the CASA based on the finding that Section 15-292 (b-1) grants such flexibility for 1) developments that are oriented toward persons with disabilities.
Staff, PB, ESC	5. Per Section 15-263.1 of the Land Use Ordinance, 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 Control Measure (SCM) 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 the Town engineer and Environmental Planner for approval prior to construction plan approval.

Staff, PB, ESC	6. 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, ESC	7. That, prior to certification of an SCM, the Town may require a performance security be posted for a period of two years per the provisions of Section 15-263(i) of the Land Use Ordinance.
Staff, PB, ESC	8. That the developer provide a written statement from the electrical utility stating that electric service can be provided to all locations shown on the construction plans prior to the approval of the construction plans.
Staff, PB, ESC	9. That fire flow calculations and building-sprinkler design (as required) must be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.
Staff, PB, ESC	10. That the Board hereby grants a deviation from the 10' sidewalk width requirement of 15-126 (c-2) by providing an 8' sidewalk that substantially addresses the intention of 15-221(f) while remaining compatible with the surrounding sidewalk system.
Staff, PB, ESC	11. That the Town Council hereby finds the project's design acceptable per the provisions of LUO Section 15-178 (b).
Staff, PB, ESC	12. 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)).
Staff, PB, ESC	13. That the Town Council hereby finds that the proposed building satisfies the three findings of Section 15-55.1 of the Land Use Ordinance.

ADVISORY BOARD COMMENTS / RECOMMENDATIONS	
<b>II. Additional Advisory Board Comments &amp; Recommendations:</b>	<i>Explanation: Advisory Board recommendations follow.</i>
<b>Recommended by</b>	
TAB	14. With the prominence of the gallery/shop space on the ground floor, consider adding at least one additional inverted U bike rack in the newly created wide sidewalk area, as this would both help encourage bike use by patron but would also contribute to the total bicycle parking within downtown Carrboro.

TAB	15. There have been a number of changes since the last iteration and the TAB appreciates the work that has been done to respond to comments.
EAB	16. We are glad to see you are considering solar leasing. We can provide advice or assistance if you choose to investigate this option.
EAB	17. We appreciate the consideration of wiring for electric vehicle charging stations in 20% of the spaces in the parking lot.
EAB	18. We encourage you to maximize the number of bicycle spaces provided.
EAB	19. We appreciate the use of native trees.
EAB	20. We appreciate that you have considered moving the existing house.
AC	21. Voted in favor of architectural design.
ESC	22. Review the Witch Hazel shrub in an attempt to preserve it.

**Town of Carrboro Appearance Commission**

**THURSDAY, May 7<sup>th</sup>, 2020**

**Club Nova- Relief from the Glazing Requirements of Downtown Architectural Standards**

Jack Haggerty was present and gave a short presentation. David was not in favor of providing relief from the 2<sup>nd</sup> floor glazing requirement due to being significantly below the 40 percent requirement. Sharon suggested making the toilet room window bigger in order to increase the glazing percentage.

Without further discussion: 1<sup>st</sup> by Sharon; 2<sup>nd</sup> by Nicolas--- David voted against it.  
In favor: Nicolas, Laura, James—approved.

A handwritten signature in black ink that reads "James Thomas". The signature is written in a cursive style with a horizontal line above the first name.

\_\_\_\_\_  
Appearance Commission Chair

5-8-2020  
Date



## TOWN OF CARRBORO

### Environmental Advisory Board

*301 West Main Street, Carrboro, North Carolina 27510*

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## RECOMMENDATION

**September 3, 2020**

### **Concept Plan Review for Club Nova Conditional Use Permit (CUP)**

Motion was made by Schalkoff and seconded by Blanco that the EAB recommends that the applicant consider the following recommendations:

We would like to commend the thorough response to our comments in November 2019. We appreciate the changes to the plan.

#### **Roof Options**

- We are glad to see that you are considering solar leasing. We can provide advice or assistance if you choose to investigate this option.

#### **Transportation**

- We appreciate the consideration of wiring for electric vehicle charging stations in 20% of the spaces in the parking lot.
- We encourage you to maximize the number of bicycle spaces provided.

#### **Trees and Vegetation**

- We appreciate the use of native trees.

We appreciate that you have considered moving the existing historic house.

#### **VOTE:**

AYES: (6) Turner, Schalkoff, Brandon, Kaufman, Blanco, Echart

ABSENT/EXCUSED: (0)

NOES: (0)

ABSTENTIONS: (0)

  
For Tim Turner, Chair

9-3-20  
(Date)

## Martin Roupe

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**From:** Jon Hartman-Brown  
**Sent:** Friday, September 18, 2020 1:02 PM  
**To:** Martin Roupe  
**Subject:** Club Nova Recommendation

Marty:

The ESC's recommendations for the major modification to the CUP for Club Nova were to approve the plan with the following conditions:

1. Review the Witch Hazel shrub in an attempt to preserve it, and
2. Staff recommendations are made to the plan.

Thanks.

***Jon Hartman-Brown*** (he/him)

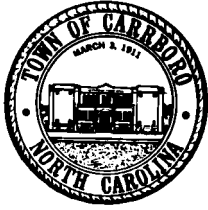
**Economic Development Director**

Town of Carrboro | [www.TownofCarrboro.org](http://www.TownofCarrboro.org)

O: 919-918-7319 | C: 919-391-7846

JHartman-Brown@TownofCarrboro.org





## TOWN OF CARRBORO

### Planning Board

***301 West Main Street, Carrboro, North Carolina 27510***

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**THURSDAY, SEPTEMBER 3, 2020**

### **Major Modification to CUP for Club Nova at 103 West Main Street**

Sinclair made a motion that the Planning Board recommends that the Town Council approve the major modification with all thirteen conditions outlined in the staff report. Leloudis seconded the motion.

**VOTE:**

AYES: (9) Clinton, Foushee, Fray, Gaylord-Miles, Leloudis, Mangum, Posada, Poulton, Sinclair

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (1) Tooloe

*Catherine Fray*

09 / 15 / 2020

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(Chair)




(Date)



# Signature Certificate

Document Ref.: UE9J7-5ENY9-ZDTNN-V4AS2

Document signed by:

	<p><b>Catherine Fray</b></p> <p>Verified E-mail: cadamson@alumni.unc.edu</p> <p>IP: 98.26.109.4      Date: 15 Sep 2020 20:59:31 UTC</p>	 
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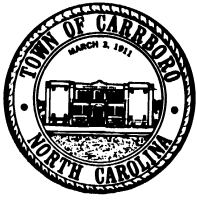


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## TOWN OF CARRBORO

### Transportation Advisory Board

***301 West Main Street, Carrboro, North Carolina 27510***

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## C o m m e n t s

**THURSDAY, SEPTEMBER 3, 2020**

**Major Modification to CUP – Club Nova – 103 W Main Street**

The Transportation Advisory Board submits the following comments on the concept plan:

1. With the prominence of the gallery/shop space on the ground floor, consider adding at least one additional inverted U bike rack in the newly created wide sidewalk area, as this would both help encourage bike use by patrons but would also contribute to the total bicycle parking within downtown Carrboro.
2. There have been a number of changes since the last iteration and the TAB appreciates the work that has been done to respond to comments.