



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Meeting Agenda Town Council



Tuesday, March 9, 2021

7:00 PM

Remote Meeting - View Livestream or Cable TV

18

7:00-7:05

A. ROLL CALL

7:05-7:10

B. POETRY READING, RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

7:10-7:15

C. ANNOUNCEMENT OF UPCOMING MEETINGS

7:15-7:25

D. REQUESTS FROM VISITORS AND SPEAKERS FROM THE FLOOR

Comments are limited to three minutes per speaker.

7:25-7:30

E. CONSENT AGENDA

1. [21-75](#) Roberts Street Paving Contract Authorization
PURPOSE: The purpose of this item is to provide the Council with the bid results of the Roberts Street Paving Project and to authorize the award of the project to the lowest responsive, responsible bidder.

Attachments: [Attachment B - Certified Bid Tabulation](#)
[Attachment A - Resolution](#)

F. OTHER MATTERS

7:30-7:45

1. [21-71](#) Decision Regarding Proposed Text Amendments to the Land Use Ordinance Relating to Stormwater Management

PURPOSE: The purpose of this item is for the Town Council to come to a decision on a request for a proposed text amendment to the stormwater management provisions of the Land Use Ordinance submitted in association with the ArtsCenter conditional use permit application.

Attachments: [Attachment A - Consistency Resolution ArtsCenter 03-09-2021](#)
[Attachment B - Option A](#)
[Attachment C - Option B](#)
[Attachment D - Option B \(modified\)](#)
[Attachment E - Staff Memo \(02-19-2021\)](#)
[Attachment F - Stormwater Utility Manager Memo \(01-29-2021\)](#)
[Attachment G - Application for Text Amendment](#)
[Attachment H - LUO Article XVI, Part II Stormwater Management](#)
[Attachment I - Comments](#)

G. PUBLIC HEARING

7:45-8:45

1. [21-72](#) Continuation of Public Hearing for Conditional Use Permit for The ArtsCenter at 315 Jones Ferry Road.

PURPOSE: The purpose of this item is for the Town Council to continue holding a public hearing on the Conditional Use Permit application for The ArtsCenter at 315 Jones Ferry Road.

Attachments: [Attachment A-Staff Report](#)
[Attachment B-CUP Plans](#)
[Attachment C-Tree Removal Justification Letter](#)
[Attachment D-Parking Reduction Letter](#)
[Attachment E-Staff & Advisory Boards Recommendations Summary Sheet](#)
[Attachment F-CUP Worksheet](#)

8:45-9:30

2. [21-73](#) Continuation of Public Hearing for a Conditional Use Permit for a Watershed Residential Subdivision at 721 Jones Ferry Road

PURPOSE: Mr. Phil Szostak has submitted a conditional use permit application to subdivide a 6.79 acre lot at 721 Jones Ferry Road to create a second lot. Prior to reaching a decision on a request for a CUP, Council must hold a public hearing to receive input. Town Council is asked to continue the public hearing and consider

whether to approve the CUP request.

Attachments: [Attachment A - Vicinity Map](#)
[Attachment B - Land Use Permit Application and Project Plans](#)
[Attachment C - Staff & Advisory Boards Recommendations Summary Sheet](#)
[Attachment D - CUP Worksheet](#)

H. MATTERS BY COUNCIL MEMBERS

- I. CLOSED SESSION 143-318.11(A)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.**



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Agenda Item Abstract

File Number:21-75

Agenda Date: 3/9/2021

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Roberts Street Paving Contract Authorization

PURPOSE: The purpose of this item is to provide the Council with the bid results of the Roberts Street Paving Project and to authorize the award of the project to the lowest responsive, responsible bidder.

DEPARTMENT: Public Works

CONTACT INFORMATION: Ben Schmadeke, 919-918-7424, bschmadeke@townofcarrboro.org [<mailto:bschmadeke@townofcarrboro.org>](mailto:bschmadeke@townofcarrboro.org); Joe Guckavan, 919-918-7427, jguckavan@townofcarrboro.org [<mailto:jguckavan@townofcarrboro.org>](mailto:jguckavan@townofcarrboro.org);

INFORMATION: The Public Works Department has identified Roberts Street as an unpaved road in need of improvements. Roberts Street has the unique characteristic of a very steep incline followed by a sharp turn which leads to erosion issues and maintenance challenges. The Roberts Street residents desire for the road to be paved. Public Works contracted with Sungate Design Group to design the roadway improvement after the Town Council approved an Unpaved Roads Project Ordinance dedicated for Roberts Street. Public Works staff have held two neighborhood meetings with the Roberts Street residents in order to share the construction drawings and gather resident feedback. The project was bid out in February and the Town received three bids for the project as outlined in Attachment B, the certified bid tabulation.

FISCAL & STAFF IMPACT: The fiscal impact for the project will be \$148,870.00; which will be funded from the Unpaved Roads Project Ordinance. There will be staff impacts associated with project management and inspections for this project.

RECOMMENDATION: It is recommended that the Council approve the attached project resolution, awarding the contract to Lanier Construction.

Roberts Street Paving **Bid Opening & Tabulation**

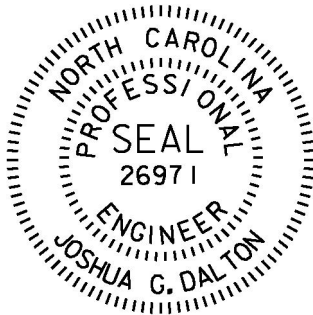
Location: Town of Carrboro Purchasing Office, 301 West Main St, Carrboro, NC 27510

Date: Thursday, February 25, 2021

Time: 2:00 PM

Addendum No.	Date Issued
N/A	

Contractor Name	License No.	Sealed Proposal (Y/N)	Addenda (Y/N)	Bid Bond (Y/N)	Base Bid Amount	Notes
Lanier Construction	18152	Yes	N/A	Yes	\$148,870.00	Apparent Low Bidder
Carolina Sunrock	71559	Yes	N/A	Yes	\$262,663.00	
Browe Construction	27543	Yes	N/A	Yes	\$361,225.00	



I hereby certify that the bid tabulation shown was prepared under my direct supervision. The Base Bid Amounts and Alternatives are actual amounts placed on the Bid Proposal Form. Any discrepancies found in the bid documents have been noted.

Joshua G. Dalton

3/1/2021

The indication of an apparent low bid does not constitute the award of a contract. The Owner reserves the right to reject any and all bids.

A RESOLUTION FOR AWARDING THE CONTRACT FOR THE ROBERTS STREET
PAVING PROJECT

WHEREAS, the Town has advertised and received three (3) formal bids for the Roberts Street Paving Project; and,

WHEREAS, bidding and advertising were performed in compliance with the Town procurement standards, including steps taken to reach Historically Underutilized Businesses (HUBs). This outreach included listing the bid opportunity on the NCDOA HUB website and advertising the project in the Triangle Tribune, a minority business publication; and,

WHEREAS, staff have identified Lanier Construction as the lowest cost, responsive and responsible bidder as well as a certified minority owned business and HUB; and,

WHEREAS, the Lanier Construction bid has come in under the current construction budget as set forth in the Project Ordinance and staff recommend they be awarded the contract; and,

NOW, THEREFORE, BE IT RESOLVED that the Carrboro Town Council authorizes the Town Manager to award Lanier Construction the contract for the Roberts Street Paving Project.

This the 9th day of March in 2021.



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Agenda Item Abstract

File Number:21-71

Agenda Date: 3/9/2021

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Decision Regarding Proposed Text Amendments to the Land Use Ordinance Relating to Stormwater Management

PURPOSE: The purpose of this item is for the Town Council to come to a decision on a request for a proposed text amendment to the stormwater management provisions of the Land Use Ordinance submitted in association with the ArtsCenter conditional use permit application.

DEPARTMENT: Planning Department

CONTACT INFORMATION: Christina Moon - 919-918-7325, cmoon@townofcarrboro.org <<mailto:cmoon@townofcarrboro.org>>; Marty Roupe - 919-918-7333, mroupe@townofcarrboro.org <<mailto:mroupe@townofcarrboro.org>>; Randy Dodd - 919-918-7341, rdodd@townofcarrboro.org <<mailto:rdodd@townofcarrboro.org>>; Nick Herman - 919-929-3905, herman@broughlawfirm.com <<mailto:herman@broughlawfirm.com>>; Patricia McGuire - 919-918-7327, pmcguire@townofcarrboro.org <<mailto:pmcguire@townofcarrboro.org>>

INFORMATION: On February 23, 2021, the Town Council held a public hearing on a request for a text amendment to the Land Use Ordinance relating to the volume control provisions in Section 15-263(g) ([Town of Carrboro - Meeting of Town Council on 2/23/2021 at 7:00 PM \(legistar.com\)](https://carrboro.legistar.com/MeetingDetail.aspx?ID=823940&GUID=B9923C46-B024-450B-91DB-A9276CF2A6BC&Options=&Search=>) <<https://carrboro.legistar.com/MeetingDetail.aspx?ID=823940&GUID=B9923C46-B024-450B-91DB-A9276CF2A6BC&Options=&Search=>>>). The request was submitted by Dan Jewell of Coulter, Jewell, Thames, PA, on behalf of the ArtsCenter and in association with an application for a conditional use permit for the ArtsCenter to develop a new facility on Jones Ferry Road. (See separate agenda item for the conditional use permit.)

Information submitted as part of the conditional use permit application did not appear to comply with the standards in 15-263(g)(3), in that the post development annual runoff volume exceeded the allowable increase per the ordinance. The deviation was not insignificant and the applicant's submittal did not appear to meet the standard of having incorporated all stormwater measures to the maximum extent practicable for the site in comparison to how the standard had been applied to previous projects. The suggested remedy was for the applicant to submit a request for a text amendment to modify the applicable standard and they did so.

Three draft ordinances were prepared, referred to the advisory boards and presented at the public hearing. The public hearing was closed and per the current regulations for legislative decisions, members of the public were

given an additional twenty-four hours to submit comments. One comment relating to the project, but not specific to the text amendment, was received and shared with the applicant.

A decision on the text amendment must be made prior to consideration of the conditional use permit in order to determine what ordinance will apply to the permit application.

Possible options for proceeding:

- 1) Deny the request for a text amendment. A possible consequence of this choice is the question of whether the project meets the maximum extent practicable, or “doable” standard. The largest deviation allowed to date has been for the approval of the special use permit for Inara Court, where the increase was 13% greater than the standard (increased from 100% to 113%). Allowing a project to advance where the increase is substantially greater than the standard may affect the enforcement of this provision for future projects.
- 2) Adopt one of the three draft ordinances provided (Options A, B or Modified B). This would provide a relaxation of the standard as requested by the applicant. Option A allows the greatest deviation from the standard; Option B or Modified B would keep the existing volume control provisions intact and require the submittal of calculations showing the extent of deviation needed as part of the permit application.
- 3) Identify one of the draft ordinances for consideration and modify it further to make it more narrowly constructed. For example, add language to require the public benefit, or limit the application to certain zoning districts, or require a note on the permit as to the extent of the deviation and reason for allowing or requiring the deviation. (A model for this language is provided in 15-309, in reference to flexibility in administering the tree screening requirements.)
- 4) Consider drafting a new draft ordinance that would allow the Council an option of not requiring the volume control provisions to apply in certain situations and provide criteria. This may set up a situation where it is difficult to apply the standard for future projects based on cost rather than whether it can be feasibility accomplished on the site.

Draft ordinances related to items 1-3 have been provided for the Council’s consideration. A draft resolution of consistency has been also been provided.

FISCAL & STAFF IMPACT: The applicant has submitted the application fee for this amendment and notice has been published. No extraordinary costs noted in conducting the public hearing.

RECOMMENDATION: Staff recommends that the Town Council continue its deliberation and consideration of one of the draft amendments (Attachments B-C. A resolution of consistency has been provided for the Council’s use (Attachment A).

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE TOWN COUNCIL'S
REASONS FOR ADOPTING AN AMENDMENT TO THE TEXT OF THE CARRBORO LAND
USE ORDINANCE (N.C. Gen. Stat. 160A-383)

WHEREAS, an amendment to the text of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE RELATING TO THE REQUIREMENTS FOR STORMWATER MANAGEMENT.

NOW, THEREFORE, the Town Council of the Town of Carrboro Resolves:

Section 1. The Council has reviewed the draft amendment to the text of the Land Use Ordinance and concludes that the proposed amendment is:

_____ *Consistent* with adopted plans such as *Carrboro Vision2020*. Providing flexibility in regulations supports the development of underutilized property in the downtown, provision 3.63.

_____ *Inconsistent* with current adopted plans. The proposed action is *inconsistent* with the comprehensive plan for the following reason(s):

_____ *Inconsistent* with the current adopted plans; however, because of the following changed circumstance(s), the Council's approval shall also be deemed an amendment to the existing adopted plan, _____, as described below.

Changed circumstance(s):

Amendment to current adopted plan:

Section 2. The Town Council's action is reasonable and in the public interest for the following reason(s):

Establishing regulations that are reasonable and appropriate for meeting community needs and interests is in the public interest.

Section 3. Therefore, the Carrboro Town Council has: approved / denied the proposed amendment to the text of the Carrboro Land Use Ordinance.

Section 4. This resolution becomes effective upon adoption.

Adopted by the Carrboro Town Council this 9th day of March 2021.

OPTION A

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE RELATING TO
THE REQUIREMENTS FOR STORMWATER MANAGEMENT

DRAFT 1-20-2021

THE TOWN COUNCIL OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Section 15-263(g) is amended by adding a new provision (4) to read as follows:

- (4) In circumstances where (i) the post-development runoff volume exceeds the predevelopment runoff volume; (ii) there is a clear community benefit inherent in the proposed development; and (iii) where a substantial portion of a property can remain in and/or be restored to a vegetated conditional; and (iv) where regulatory requirements such as stream buffers, floodplains steep slopes and utility easements substantially encumber a property; an alternative means of compliance consisting of stormwater management systems installed to mitigate the increase in volume such that the increase in volume is captured and released over a 2-5 day period can be allowed by the [permit-issuing] authority.

Section 2. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 3. This ordinance shall become effective upon adoption.

OPTION B

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE RELATING TO
THE REQUIREMENTS FOR STORMWATER MANAGEMENT

DRAFT 1-20-2021

THE TOWN COUNCIL OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Section 15-263(g) is amended by adding a new provision (4) to read as follows:

- (4) Notwithstanding the foregoing, the Council may approve a development application that does not fully comply with the volume control provisions in provision (3) above, if all of the follow criteria can be met: (i) the development complies with all other stormwater requirements in this chapter except for the volume control provision in 15-393(g), (ii) the property is less than one acre, and (iii) the applicant has demonstrated the extent to which all practicable design measures have been incorporated into the stormwater management plan and that full compliance with the volume control requirements in provision (3) is impracticable. In no case shall the annual runoff volume exceed more than ____ times the amount shown in the table in provision (3) above.

Section 2. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 3. This ordinance shall become effective upon adoption.

(Modified) OPTION B

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE RELATING TO
THE REQUIREMENTS FOR STORMWATER MANAGEMENT

DRAFT 1-21-2021

THE TOWN COUNCIL OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Section 15-263(g) is amended by adding a new provision (4) to read as follows:

- (4) Notwithstanding the foregoing, the Council may approve a development application that does not fully comply with the volume control provisions in provision (3) above, if all of the follow criteria can be met: (i) the development complies with all other stormwater requirements in this chapter except for the volume control provision in 15-393(g), (ii) the development results in less than one acre of land disturbance, and (iii) the applicant has demonstrated the extent to which all practicable design measures have been incorporated into the stormwater management plan and that full compliance with the volume control requirements in provision (3) is impracticable.

Section 2. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 3. This ordinance shall become effective upon adoption.



TOWN OF CARRBORO

NORTH CAROLINA

TRANSMITTAL PLANNING DEPARTMENT

DELIVERED VIA: ☐ HAND ☒ MAIL ☐ FAX ☐ EMAIL

To: David Andrews, Town Manager
Mayor & Town Council

From: Tina Moon, Planning Administrator

Date: February 19, 2021

Subject: Consideration of Text Amendment Relating to Stormwater Management

The town has received an application from Dan Jewell, of Coulter, Jewell, Thames, PA, acting on behalf of the ArtsCenter for an amendment to the text of the Land Use Ordinance (LUO) in association with the application for a conditional use permit to develop a new ArtsCenter at 315 Jones Ferry Road. The request is to amend the stormwater management requirements relating to volume control under Section 15-263(g) by adding a new provision that would allow for a project to meet a different standard in certain specific situations (Attachment F).

In response to the request, two draft ordinances (options A and B) were prepared and included in the January 26, 2021 Town Council agenda packet as part of a request to set a public hearing for formal consideration ([Town of Carrboro - Meeting of Town Council on 1/26/2021 at 7:00 PM \(legistar.com\)](#)). An edited version of Option B was also presented to the Council at the meeting, at the request of the applicant.

After discussion, the Council set a public hearing date of February 23, 2021, and referred all three draft ordinances (A, B, and modified B) to the Planning Board, Environmental Advisory Board and Stormwater Advisory Commission for review and recommendation. Staff was directed to provide the advisory boards with the Council's discussion points from the January meeting and the applicant's stormwater runoff analysis so that the boards could understand the degree to which a deviation from the current stormwater runoff standard in Section 15-263(g) would be needed to advance the project. In addition, the advisory boards were asked to consider the language in each draft ordinance, to identify a recommended option and to suggest possible edits as appropriate. A memorandum from Randy Dodd, the Stormwater Utility Manager, was also provided to the boards to assist in their review of the amendment request and draft ordinances; the memo included an overview of the development of the volume control provisions and information relating to how the proposed deviation would differ from current stormwater management requirements (Attachment B).

The three draft ordinances can be described as follows:

Option A – Adds a new provision such that the permit issuing authority may approve projects meeting certain parameters related to existing conditions, community benefit and other factors, and slow release of stormwater rather than meet the annual stormwater volume reduction requirements. This would depart from the method used by other developments since the volume control provision was established, in that it does not include a measurement of volume in a comparable fashion to ordinance requirement.

Option B – Adds a new provision that establishes property size and performance criteria to allow up to a specific increase in the post-development volume. Measurement of stormwater volume remains the same and the extent to which the regulation was being reduced or relaxed under the provision would be known.

Modified Option B – Adds a new provision that establishes property size and performance criteria whereby an increase in the post-development volume would be allowed, however, it does not identify a maximum volume increase. Use of the provision would require the applicant to provide the calculations to demonstrate that all practicable stormwater measures have been included in the project design but that the project cannot meet the standard in provision (3). The measurement of stormwater volume remains the same and the extent to which the regulation was being reduced or relaxed would be known.

The application for the text amendment was presented at the joint advisory board meeting on February 4, 2021. The Planning Board, EAB and SWAC met again individually on February 11th to finalize their recommendations (Attachment H). The importance of the Town's stormwater management provisions and a reluctance to lowering an existing standard was noted from all three boards. Possible alternatives to a text amendment that were discussed included the applicant seeking a variance or requesting that the Town Council grant relief for this particular project. Possible modifications to the draft ordinance Modified Option B such as adding community benefit as an additional qualifier are mentioned in the Planning Board comments. Other possible qualifiers could include limiting the amendment to the M-1 zoning district, adding additional limitations based on property size or topography, or other criteria that may be identified and discussed at the hearing.

In evaluating possible paths to advance the conditional use permit application described in the advisory board comments, it does not appear that the project would be a strong candidate for a variance under Section 15-92 and the applicant has indicated that a variance would not be their preferred option. With regard to a one-time waiver, the Land Use Ordinance only provides for the permit issuing authority to grant deviations from the standards in specific situations and only subject to meeting criteria. If there is interest in pursuing this approach, a new draft ordinance could be prepared for consideration.

Staff is continuing to work with the applicant team to get a better understanding of how much of a deviation from the existing volume control standards is needed for the project, and to consider possible adjustments to Modified Option B. As noted above, additional language to may be needed so that the amendment can be more narrowly construed. There may also be benefit of adding language to part (iii) of Modified Option B, to better define the term “practicable” so that the standard is clear.



TOWN OF CARRBORO

NORTH CAROLINA

TRANSMITTAL

STORMWATER DIVISION

DELIVERED VIA: ☐ HAND ☐ MAIL ☐ FAX ☒ EMAIL

To: Stormwater Advisory Commission
Environmental Advisory Board
Planning Board

From: Randy Dodd, Stormwater Utility Manager

Cc: Martin Roupe, Development Review Administrator
Christina Moon, Planning Administrator
Patricia McGuire, Planning Director
Joe Guckavan, Public Works Director
Heather Holley, Stormwater Specialist
Emily Cochran, Stormwater Administrator
Khadijah Hasan, Engineer
Josh Dalton, Sungate Engineering
Bill Roark, McGill Assoc.

Date: January 29, 2021

Subject: LUO Stormwater Volume Control Provision

Background and Summary

The Town's Land Use Ordinance (LUO) includes provisions for stormwater management to address peak runoff for flood mitigation, drawdown rates, water quality (treatment of the 1" storm event), and other stormwater management aspects. In addition, the Town amended the ordinance in 2012, with minor changes in 2013, 2014, and 2020, to include explicit provisions regulating the total volume of stormwater runoff from a site. Information is presented in this memo in response to the ArtsCenter application and specific issues that have arisen related to compliance with the stormwater volume provisions in the LUO. These are relevant to both a requested LUO text amendment and the CUP application.

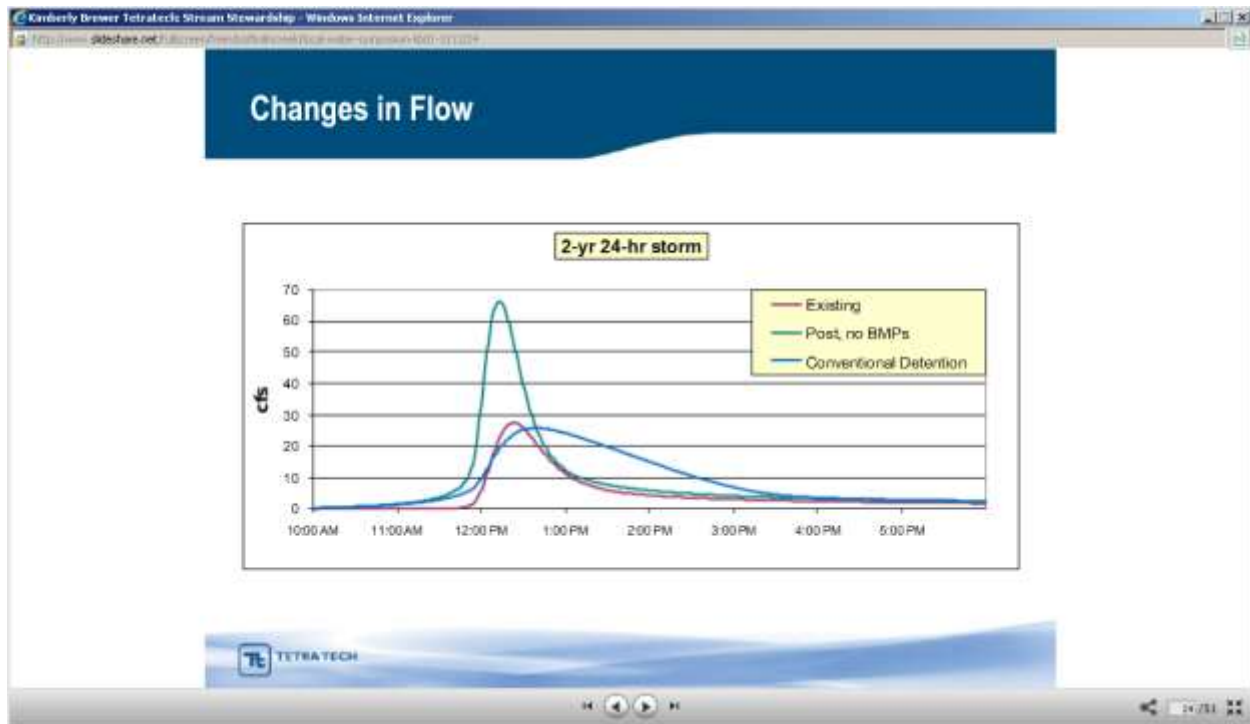
Information

Why is Total Stormwater Volume Control Important?

Carrboro's ordinance provisions address stormwater volume in that treatment of stormwater peak flow is required for the 1 through 25-year recurrence interval 24-hour design storms. In addition, water quality treatment is required for the first inch of rain during a storm event. Storm storage volume is required to be drawn down in 2 to 5 days after rain events to allow for capture of

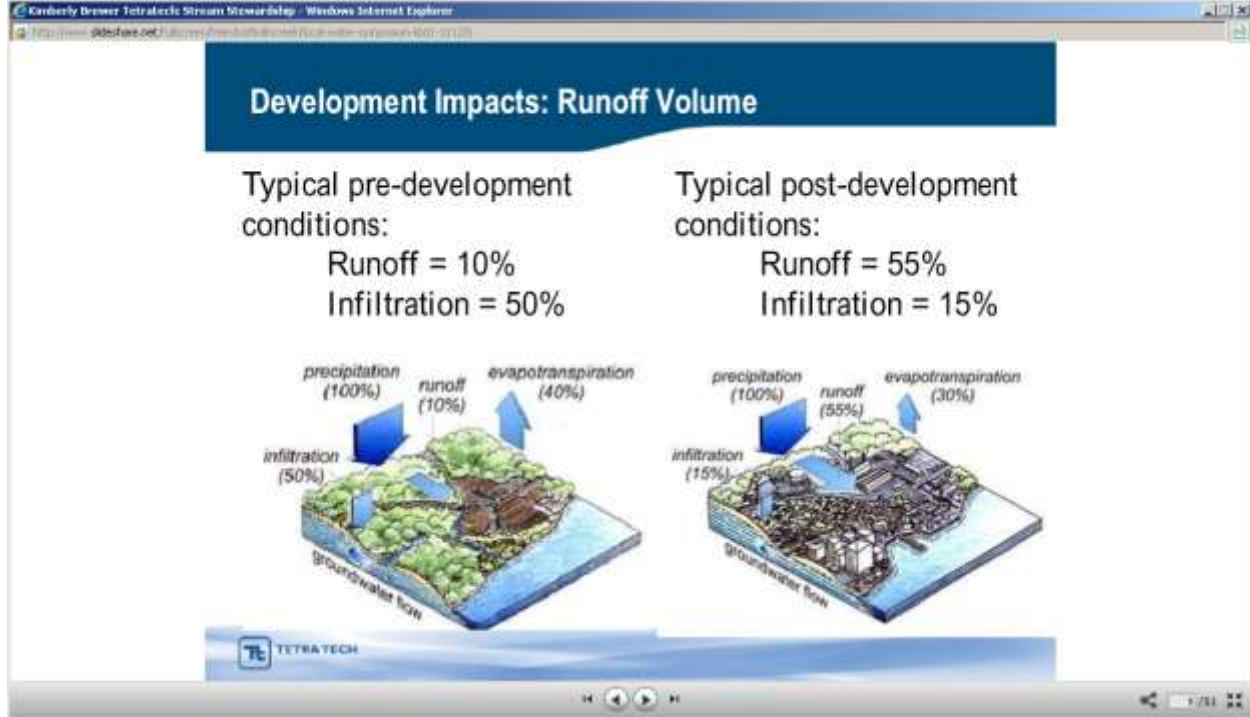
subsequent storms. These requirements provide water quantity control to minimize flooding and water quality treatment. Figure 1 graphically indicates how peak flow can be maintained after development, but with a substantial increase in the total volume of runoff relative to pre-development, which is reflected in the total area under the hydrograph curves.

Figure 1: Illustrative Pre and Post Hydrographs Indicating Runoff for Pre-Development and Post Development With and Without BMPs to address Peak Flow (Source: Kimberly Brewer, 2012 Local Creek Symposium at NC Botanical Garden)



A typical impact for a developing urban environment is illustrated in Figure 2. Historically, urban needs around transportation infrastructure and the built environment have resulted in dedication of significant portions of the landscape to intentionally impervious features. In addition, development can often compromise or reduce infiltration capacity through impacts on soil quality and permeability. In this typical higher density urban scenario, the proportions of rainfall that runs off and infiltrates are essentially reversed before and after development.

Figure 2: A Comparison of Pre and Post Runoff (Typical) (Source: (Source: Kimberly Brewer, 2012 Local Creek Symposium at NC Botanical Garden)



The concept of total stormwater volume control, also being referred to more and more as “runoff reduction” (synonyms or closely related concepts and terms include “Low Impact Development [LID]”, “green infrastructure”, “volume matching”) marks an important philosophical milestone that has been helping define the next generation of stormwater design in recent years. Increases in the total volume of runoff associated with new development is associated with less infiltration and evapotranspiration. The intention of runoff reduction is that the benefits go beyond making sure the peak flow from the post construction condition does not exceed that from the pre-construction condition, and water quality improvement. If site and stormwater designs can successfully implement runoff reduction strategies, then they will also do a better job at replicating a more natural (or pre-development) hydrologic condition. In doing so, site level runoff reduction also can address: the duration and frequency of runoff impacts and velocity; groundwater recharge, and protection of stream channels. It is also an important tenet of planning for and improving the resilience to the changes in precipitation regimes that have been occurring and are anticipated to continue for the foreseeable future.

Runoff reduction to protect stream channels is of particular note. As stormwater stored on site for peak flow mitigation is released in the hours and several days after a storm event, stream banks can experience more erosive stress since the critical flow for protecting stream banks (at and approaching “bankfull” flow) is not explicitly regulated, and can actually occur for a longer duration when stormwater is stored on site and then gradually released. Detention based practices that do not intentionally address the total volume of stormwater generated can therefore potentially result in greater impacts to stream channels.

While the above provides an overall conceptual framework, in practical terms, the need for volume/runoff reduction have important local drivers. Importantly, both Bolin Creek and Morgan

Creek have been recognized by the North Carolina Division of Water Quality as impaired. Multiple studies undertaken by the State and the Bolin Creek Watershed Restoration Team have identified stormwater quantity as a significant stressor to local creeks. Benthic macroinvertebrate monitoring undertaken by the Town for over 15 years has indicated that the aquatic biota of Bolin Creek remain stressed, with stream channel/geomorphic instability and decreased baseflow being important stressors. The geomorphic stress is particularly important to note since the traditional detention based approach to flood mitigation can actually result in longer duration streamflows at or near the bankfull flow which is the flow of maximum stress. Additionally, inclusion of a volume/runoff reduction regulatory approach can help mitigate nuisance flooding, which has been a significant and growing concern primarily driven by changes in precipitation regimes.

As part of a larger LUO stormwater review, staff have initiated and will be further considering additional potential LUO amendments in the coming months to strengthen the LUO stormwater provision and recognize both local resilience needs and the ongoing advances that are happening in the stormwater profession.

What Stormwater Management Approaches Are Available to Reduce Runoff?

One way of categorizing approaches to runoff reduction is as “nonstructural” versus “structural”. A similar presentation is via approaches that are more planning oriented and more engineering oriented. Nonstructural/planning approaches attempt to reduce runoff via methods that minimize unnecessary or unwise disturbance that increases runoff whereas structural methods attempt to treat and manage runoff resulting from disturbance. Structural practices for years were known as “Best Management Practices” (BMPs), but the nomenclature has changed in the past several years and they are now known as “Stormwater Control Measures” (SCMs). The effectiveness of these practices in reducing overall runoff are being captured in guidance and planning tools for stormwater management, as depicted in the following table.

Table 1: Volume Reduction Associated with SCMs from NC Stormwater Credit Manual (attributable to evaporation and infiltration; variability related to soil hydrologic groups)

Practice	NC Credit Document₁
Permeable Pavement (infiltrating, A-C soils)	100%
Infiltration	100%
Bioretention per MDC	14-90%
Silva Cell per MDC	14-90%
Green Roof	60%
Disconnected Impervious Surface	30-65%
Rainwater Harvesting	Custom/user defined
Level spreader-filter strip	15-60%
Stormwater Wetland	25-40%
Treatment swale	10-40%
Wet Pond	10-25%
Dry pond	0-10%
Sand Filter (closed)	0%

<https://files.nc.gov/ncdeq/Energy%20Mineral%20and%20Land%20Resources/Stormwater/BMP%20Manual/SSW-SCM-Credit-Doc-20170807.pdf>

Table 2: NC Credit Manual Assessment of Stormwater Control Measures

SCM Type	Protection of Streambanks	Protection of Stream Temp.	Removal of Bacteria	% TN Removal ¹	% TP Removal ¹
Bioretention	Excellent	Good	Excellent	35-65 ²	45-60 ²
Infiltration	Excellent	Excellent	Excellent	84	84
Permeable Pavement (infiltration)	Excellent	Excellent	Excellent	84	84
Permeable Pavement (detention)	Fair	Good	Good	30	30
Wet Pond	Fair	Poor	Fair	30	30
Stormwater Wetland	Good	Fair	Good	44	40
Sand Filter	Poor	Fair	Good	35	45
Rainwater Harvesting	Excellent	Excellent	Good	Variable ³	Variable ³
Green Roof	Good	Good	Good	30	30
DIS	Good	Good	Good	30	35
LS-FS	Poor	Poor	Poor	30	35
Pollutant removal Swale (wet)	Fair	Fair	Poor	30	30
Pollutant removal Swale (dry)	Poor	Fair	Poor	10	10
Dry Pond	Poor	Poor	Poor	10	10
StormFilter	Poor	Fair	Fair	50	70

Carrboro's Ordinance Provision for Stormwater Volume

While reasonable and possible for certain types of development on certain sites, “No impact” development from a stormwater perspective given Carrboro’s zoning, policies, and soils is not in a literal sense broadly practical or feasible when it comes to maintaining total runoff at predevelopment conditions; the ordinance stormwater volume provision attempts to provide a transparent performance

standard for achieving “lower impact” development, and is based on the principals and concepts discussed above. The ordinance explicitly quantifies the allowable deviation in stormwater volume from the preexisting condition, and uses the NCDEQ approved SNAP Tool (in addition to curve numbers) to calculate the annual (and not design storm) stormwater volume. The ordinance specifically states that the post-development total annual stormwater runoff volume shall not exceed the predevelopment volume by more than the limits set forth in the following table.

Table 3: Carrboro’s Allowable Increase in Stormwater Volume

Preexisting Composite Curve Number*	Maximum allowable increase in annual stormwater runoff volume
>= 78	50%
70-78	100%
64-70	200%
<=64	400%

*see appendix for more information on the composite curve number

The ordinance provision assesses compliance during the pre-development/permitting stage based on a composite curve number for the development site using the runoff curve number method described in USDA Technical NRCS Technical Release 55, Urban Hydrology for Small Watersheds (June, 1986) (see appendix for more information on curve number calculation).

On June 26, 2012 the Board of Aldermen adopted these new volume control provisions to the stormwater management requirements in Section 15-263 of the Land Use Ordinance (LUO) to regulate the total volume of stormwater runoff from a site. At that time, it was noted that refinements may be warranted as staff and others gained experience with the application of the requirements to specific projects/designs. In early 2013, staff received information from the NCDWQ regarding State guidance on stormwater volume control credits for permeable pavement, and prepared a draft ordinance update recognizing the credits which was approved in February, 2013. At that time, staff also changed the development submittal checklist to require applicants to conduct some field work, in particular, soils testing and a determination of the water table height, prior to land use permit approval.

The intent of the stormwater volume ordinance is to establish a specific “not to exceed” maximum allowable annual volume increase. In addition, utilizing the SNAP tool means that a separate set of calculations do not have to be completed to address the ordinance requirement, since this tool is used for nutrient requirements. The thresholds for % increase have been set based on judgment from application of the tool for sites with development applications. The minimum curve number value (64) included in the table is based on the NCDWQ Manual guidance available at the time the ordinance was adopted which states “if the composite CN is equal to or below 64, assume that there is no runoff resulting from either the 1 or 1½ inch storm”. Other threshold values are based on review of the information in the appendix.

One aspect of Carrboro’s ordinance and State regulatory requirements under the Jordan Lake Rules is also relevant. The SNAP tool was developed to support implementation of new development requirements in the Jordan Lake Rules and for other Nutrient Sensitive Water. While its use focuses on regulation of nitrogen and phosphorus, the calculation for nutrient loading (in lb/ac/yr) requires the calculation of total annual runoff volume. It is noteworthy in implementing the stormwater volume provisions per the Jordan Rules and in the Town’s ordinances that the rules allow for “offset payments”. Experience to date with the SNAP tool and its predecessors indicates that compliance with the Town’s existing water quality treatment provisions for total suspended solids are resulting in many

new developments being able to comply with the new Jordan Lake nutrient rules simply via an offset payment with little or no additional onsite treatment beyond what is required in the ordinance for TSS treatment. This underscores that the volume control/runoff reduction component in the ordinance provides additional protection for local waterways not provided via the Jordan Lake new development provisions.

Experience from Applying Volume Control Ordinance Requirements

How any given development application considers volume/runoff reduction depends on the site and the applicant's design goals. A combination of approaches have been employed and are anticipated going forward that include additional and/or larger stormwater structural measures, greater reliance on structural practices that are more beneficial for runoff reduction, and in general greater consideration of LID principles and practices during the planning and design. Table 3 presents stormwater volume calculations for the permitted projects and other sites for which the accounting tool has been applied to study stormwater volume and the ordinance provision.

Table 3: Annual Runoff Volume Change from Previous and Current Land Use Permit Applications

	Annual runoff (cubic feet) ₁			
Project (chronological) (<i>underline: land use permit issued; italics: provision did not apply at time of permit review</i>)	Pre-development	Post-development (with SCMs)	% change	Compliant with Ordinance
<u>Pacifica</u>	92,012	342,639	272%	Probably
<u>Claremont South</u>	358,883	2,112,505	489%	No
<i>Family Dollar</i>	8,416	101,541	1170%	No
CVS	147,705	179,000	34%	Yes
Claremont Phase 5	124,553	320,778	158%	Yes
<u>Shelton Station</u> ₃	67,278	100,430	49%	Yes
<u>West Carr Street Apts.</u>	65,622	77,384	18%	Yes
<u>Hilton Inn</u>	86,764	86,332	0%	Yes
<u>South Green</u>	406,868	257,182	-37%	Yes
<u>Burgundy Lane</u>	59,675	268,287	350%	Yes
<u>Lloyd Property</u>	413,466	1,433,451	247%	Yes
<u>Chan Live Work</u>	9,313	25,091	169%	Yes
<u>Inara Court</u>	10,645	22,722	113%	Yes
<u>Sanderway</u>	73,492	295,006	301%	Yes
<u>CASA</u>	16,777	83,738	399%	Yes
<u>Kentfield</u>	57,214	287,504	403%	Yes

From this analysis, it can be concluded that the volume provisions:

1. Have resulted in stormwater plans for approved permits that demonstrate compliance for all sites permitted to date subsequent to the ordinance adoption.

2. Has resulted in stormwater management plans with additional stormwater management/Low Impact Development features, or at least SCM enhancements for some sites.

Recommendation

Staff recommend that the Advisory Boards receive the staff memo and review and provide recommendations for the draft amendment prior to the public hearing scheduled for February 23rd.

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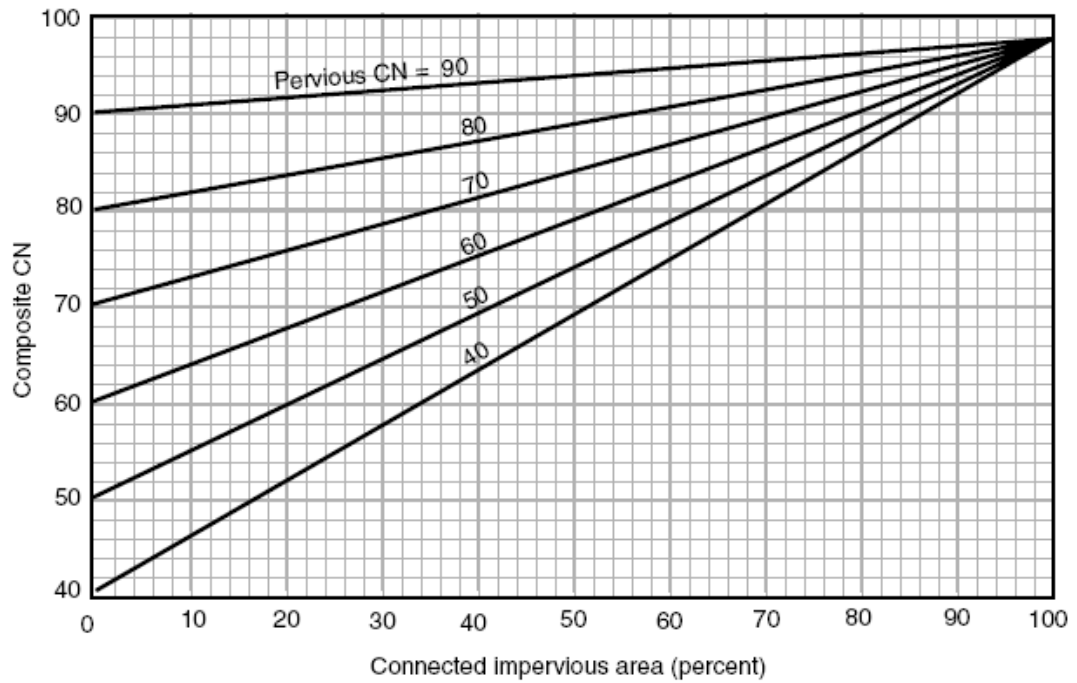
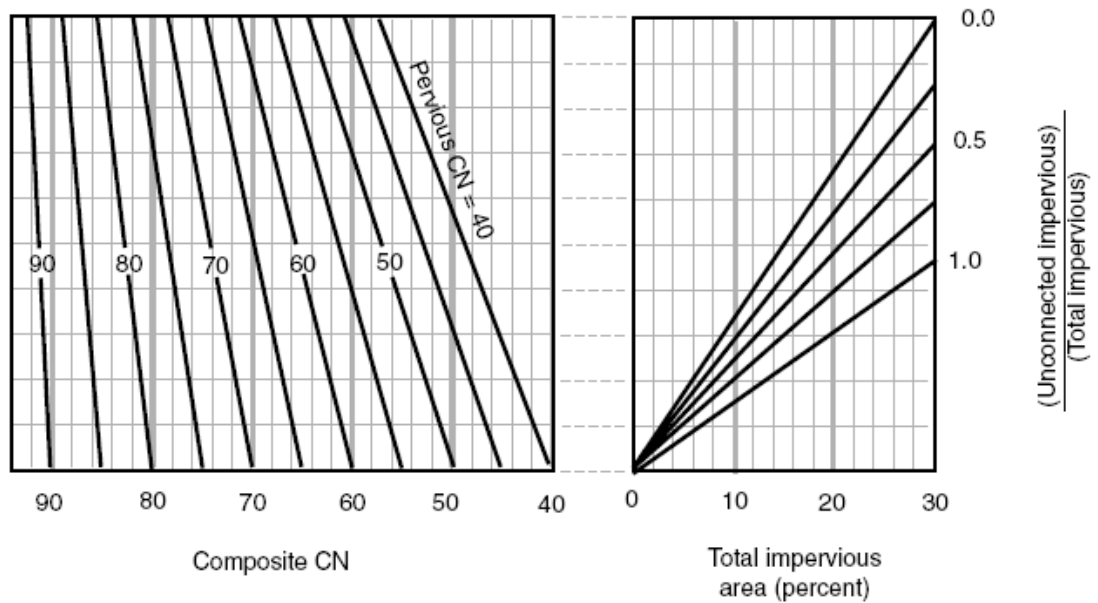
Appendix: Curve Number Reference Information

Table 2-2a Runoff curve numbers for urban areas ^{1/}

Cover description		Curve numbers for hydrologic soil group			
Cover type and hydrologic condition	Average percent impervious area ^{2/}	A	B	C	D
<i>Fully developed urban areas (vegetation established)</i>					
Open space (lawns, parks, golf courses, cemeteries, etc.) ^{3/} :					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) ^{4/}		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
<i>Developing urban areas</i>					
Newly graded areas					
(pervious areas only, no vegetation) ^{5/}		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

¹ Average runoff condition, and $I_a = 0.2S$.² The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.³ CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.⁴ Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.⁵ Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Source: NRCS, 1986

Figure 2-3 Composite CN with connected impervious area.**Figure 2-4** Composite CN with unconnected impervious areas and total impervious area less than 30%.

Source: NRCS, 1986

TOWN OF CARRBORO

LAND USE ORDINANCE AMENDMENT REQUEST



"Dear Potential Business Operator:

Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business. Please refer to the 'Checklist for Opening a Business in Carrboro.'

To the Town Council, the Planning Board, Stormwater Advisory Commission, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned do hereby respectfully make application and petition the Town Council to amend the Land Use Ordinance. In support of this application, the following facts are shown:

- 1) The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):**

LUO Section 15-263(g)(3) currently reads as follows:

- (1) The Board finds that increases in the total annual volume of runoff associated with new development results in decreased groundwater recharge, increased stream channel instability/erosion and significant water quality degradation. Therefore to the maximum extent practicable developments shall install and maintain stormwater management systems such that the post-development total annual stormwater runoff volume shall not exceed the predevelopment volume by more than the limits set forth in the table below. The predevelopment and post-development annual stormwater runoff volume shall be calculated using the most up to date guidance and accounting methodology from North Carolina environmental regulatory agencies with stormwater management oversight. (AMENDED 6/26/12, AMENDED 2/26/13, AMENDED 5/28/19)**

A composite curve number shall be assigned to the development site in the pre-development stage using the runoff curve number method described in USDA NRCS Technical Release 55, Urban Hydrology for Small Watersheds (June, 1986). See also Chapters 4 through 10 of NEH-4, SCS (1985).

Preexisting Composite Curve Number*	Maximum allowable increase in annual stormwater runoff volume
> 78	50%
>70-78	100%
> 64-70	200%
<=64	400%

(AMENDED 2/26/13)

-
- 2) The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):**

The LUO notes that annual stormwater runoff volume shall be calculated using the most up to date guidance and accounting methodology from North Carolina environmental regulatory agencies with stormwater management oversight. NCDEQ does not require annual volume mitigation, so there are no definitive methodologies specifically for this calculation. We would suggest that in circumstances where there is a clear community benefit (i.e., where a substantial portion of a property can remain in and/or be restored to a vegetated condition), and where regulatory requirements such as stream buffers, floodplains, steep slopes and utility easements substantially encumber a property, an alternate means of compliance through slow release of the additional runoff volumes above and beyond the amounts given in the table in LUO Section 15-263(g)(3), can be granted through the Approving Authority. NCDEQ requires that water quality devices drain down in 2-5 days. The intent of this section of the LUO is improved (or increased) groundwater recharge, improved (or decreased) channel instability, and reduced water quality degradation. Given this, we propose to use a combination of sand filter treatment as well as an underground detention system that releases the captured runoff volume slowly. This allows the device to have adequate time to provide the necessary nutrient reduction treatment. This slow, controlled release also allows for the runoff to have an opportunity to infiltrate due to a reduced velocity. The treatment provided by the sand filter improves water quality, and the slow release allows water to infiltrate and thus recharge groundwater more quickly. Additionally, the slow release is at a significantly reduced velocity that will positively affect the stream channel stability. Given this, we feel that the proposed stormwater controls meet the intent of this section of the LUO, and the Approving Authority can find as such.

Specifically, the applicant requests that a new subsection (4) be inserted below (3) under 15-263(g) to read as follows:

- (4) *In circumstances where (i) the post-development runoff volume exceeds the pre-development runoff volume; (ii) there is a clear community benefit inherent in the proposed development; and (iii) where a substantial portion of a property can remain in and/or be restored to a vegetated condition; and (iv) where regulatory requirements such as stream buffers, floodplains steep slopes and utility easements substantially encumber a property; an alternate means of compliance consisting of stormwater management systems installed to mitigate the increase in volume such that the increase in volume is captured and released over a 2-5 day period can be allowed by the Approving Authority.*

3) State the reasons for the proposed amendment:

This amendment is requested to provide further clarifying and conforming guidance with respect to interpretation of section 15-263(g)(3) of the LUO, and to deal with narrowly tailored and unique property circumstances and development proposals that provide community benefits and environmental protection, but where a strict adherence to the Staff's traditional policy interpretation of this section of the LUO, would be impractical. Staff has requested that the Stormwater Nitrogen and Phosphorus (SNAP) Tool be used to calculate the annual runoff volume. We believe that there are alternative tools that are equally effective in measuring, and more impactful in managing, storm water runoff and helping to meet the LUO's intentions, particularly: improved groundwater recharge, decreased channel instability, and reduced water quality degradation. Towards this end, we feel that the SNAP Tool that Staff currently relies on is not the only appropriate methodology to perform the required calculations or to show compliance with this section of the LUO; rather, we would propose sand filter treatment as well as an underground detention system that releases the captured runoff volume slowly to meet the intent of the LUO.. The limited buildable area on this site severely restricts

available stormwater control measure options. Above grade ponds and bioretention areas are not practical given the site's small size. Pervious pavement is not practical given the sewer easement that crosses the site and OWASA's requirement to avoid saturation of the sewer line. A green roof is not practical given the additional structural and building costs and the Arts Center's limited budget as a non-profit organization. In the specific example of this property, neither pervious pavement or a green roof, alone or in combination, would meet the volume reduction requirements. We have proposed a calculation methodology that we feel meets the intent of the requirements in the LUO and is acceptable to adjacent municipalities with similar requirements. In this specific case, the proposed user has long been located in and an economic and communal asset to the Town of Carrboro and approval of this would allow them to remain long term. In addition, when completed over 50% of the property will be in a naturalized vegetated condition, and the specific challenges of the physical characteristic of the site including the stream and associated buffer, as well as the sewer outfall crossing the property, make it otherwise impossible to meet the annualized runoff volume increase as has been historically interpreted by Staff. We would respectfully request the Council's consideration of this amendment.

SIGNATURE:



applicant

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ARTICLE XVI

FLOOD DAMAGE PREVENTION, STORMWATER MANAGEMENT, AND WATERSHED PROTECTION

PART II. STORM WATER MANAGEMENT

Section 15-261 Natural Drainage System Utilized to Extent Feasible (REWRITTEN 6/27/07) AMENDED 2/21/12) .

(a) To the extent practicable, all development shall conform to the natural contours of the land and natural drainage ways shall remain undisturbed.

(b) To the extent practicable, lot boundaries shall be made to coincide with natural drainage ways within subdivisions to avoid the creation of lots that can be built upon only by altering such natural drainage ways.

(c) Drainage or filling in of existing ponds, under circumstances where the requirements of Section 15-263 are not applicable, shall only be allowed if the stormwater management benefits of the pond are otherwise provided for through installation of other stormwater management devices or practices deemed suitable by the Administrator. (AMENDED 2-21/12)

Section 15-262 Development Must Drain Properly (REWRITTEN 6/27/07)

(a) All development shall be provided with a stormwater management system containing drainage facilities that are adequately designed and constructed to prevent the undue retention of surface water on the development site. Surface water shall not be regarded as unduly retained if:

- (1) The retention results from a technique, practice or device deliberately installed as part of an approved sedimentation or stormwater management plan, or
- (2) The retention is not substantially different in location or degree than that experienced by the development site in its pre-development stage, unless such retention presents a danger to health or safety.

(b) No surface water may be channeled or directed into the OWASA sanitary sewer system.

(c) Whenever practicable, the drainage system of a development shall coordinate with the drainage system or drainage ways on surrounding properties or streets.

Art. XVI. FLOOD DAMAGE PREVENTION, STORMWATER MANAGEMENT, AND WATERSHED PROTECTION

(d) Use of drainage swales rather than curb and gutter and storm sewers in subdivisions is provided for in Section 15-216. Private roads and access ways within unsubdivided developments shall utilize curb and gutter and storm drains to provide adequate drainage if the grade of such roads or access ways is too steep to provide drainage in another manner or if other sufficient reasons exist to require such construction.

(e) The minimum design storm frequency for all drainage systems shall be the 10 year storm, except that those facilities crossing streets shall be designed for the 25 year storm.

(f) Drainage culverts and associated facilities shall be suitably sized to accommodate designated storm frequencies and shall be suitably constructed and installed to insure that the facilities will function adequately and will not deteriorate within an unreasonably short period of time. **(AMENDED 04/03/90)**

Section 15-263 Management of Stormwater (REWRITTEN 6/26/07; AMENDED 6/24/08; AMENDED 10/28/08; 6/22/10; 11/23/10; REWRITTEN 6/26/12)

(a) The requirements of this section shall apply to developments to the extent provided in this subsection.

- (1) For purposes of this subsection, “impervious surface” means that portion of the development of a lot or tract that is covered by a surface or material that substantially or completely prevents rainwater from reaching and being absorbed into the underlying soil. Impervious surfaces include but are not limited to streets, driveways, sidewalks, parking lots, buildings, and other roofed, paved, or graveled areas. Wooden slatted decks and the water area of swimming pools are considered pervious, as are detention ponds.
- (2) For purposes of this subsection, “net addition of impervious surface” shall be determined by subtracting the total square footage of impervious surface prior to commencement of construction authorized by a development permit from the total square footage of impervious that is proposed to be located on the development site when all construction authorized by the development permit (including all phases thereof) is completed. If the permit issuing authority reasonably concludes that a permit applicant is seeking or has sought separate permits (simultaneously or sequentially) for different components of what is demonstrably intended to be a single development in an attempt to stay below the impervious surface threshold that triggers the requirements set forth in this section, then the permit issuing authority shall treat such multiple applications as a single application for purposes of determining whether the requirements of this section are applicable.
- (3) All unsubdivided developments that involve a net addition of more than 5,000 square feet of impervious surface shall be subject to the requirements of this section, except that these requirements shall not apply if the total of the net addition of impervious surface area plus the previously existing impervious

Art. XVI. FLOOD DAMAGE PREVENTION, STORMWATER MANAGEMENT, AND WATERSHED PROTECTION

surface area on the lot does not exceed (i) six percent (6%) of the lot area within a B-5 or WM-3 zoning district, or (ii) for lots in all other zoning districts, the amount of impervious surface area permissible on lots within the C or WR zoning districts under subsection 15-266(b) of this part.

- (4) When land is subdivided, and the permit authorizing the subdivision does not itself authorize the net addition of more than 5,000 square feet of impervious surface to the tract to be subdivided, then the requirements of this section shall not be applicable to the subdivision. The applicability of the requirements of this section to each of the individual lots so created shall then be determined as development permits are issued for each such lot.
- (5) When land is subdivided, and the permit authorizing the subdivision itself authorizes the net addition of more than 5,000 square feet of impervious surface to the tract to be subdivided (regardless of whether such impervious surface consists of a road or other facilities external to the lots so created, or buildings, parking lots, and other facilities constructed within the lots so created, or a combination of the two), then the subdivision shall comply with the requirements of this section. Furthermore, the stormwater management system that is installed to comply with the provisions of this section shall be required to take into account all the stormwater reasonably expected to be generated by the development (according to generally accepted engineering standards) when all subdivided lots five acres or less in size are fully developed. When such lots are subsequently developed, they shall be exempt from further review under the provisions of this section. However, any lot within such subdivision that is greater than five acres in size and that was not included in the stormwater calculations for purposes of designing a stormwater management system that satisfies the requirements of this section shall be required to comply with the requirements of this section at the time such lot is developed, if and to the extent required to do so under subsection (a)(3) of this section.
- (6) Notwithstanding the other provisions of this subsection, if (i) a lot is within a commercial district described in Section 15-136 or a manufacturing district described in 15-137, (ii) on the date that a development permit application is submitted and the fees paid the lot is already developed to the extent that the lot contains at least 10,000 square feet of impervious surface area, and (iii) the reasonably estimated cost of the redevelopment of the lot as proposed in the development permit application exceeds the greater of \$100,000, or fifty percent (50%) of the appraised value of the existing improvements on the lot, then the requirements of this section shall be applicable to such redevelopment. For purposes of this subdivision (a)(6), the terms “cost” and “appraised value” shall have the same meaning as provided in Subsection 15-125(c) of this chapter.
- (7) Notwithstanding the other provisions of this subsection, the requirements of this section shall apply to any development involving the reconstruction of a

Art. XVI. FLOOD DAMAGE PREVENTION, STORMWATER MANAGEMENT, AND WATERSHED PROTECTION

previously paved area comprising at least 10,000 square feet (repaving or resurfacing shall not be considered reconstruction).

(8) Notwithstanding the other provisions of this subsection (but subject to the provisions of subsection (a)(8)f below), the requirements of this section shall apply to all proposed new development that cumulatively disturbs one acre or more for single family and duplex residential property and recreational facilities, and one-half acre for commercial, industrial, institutional, multifamily residential, or local government property. For purposes of this subsection (a)(8) only:

- a. Development means any land disturbing activity which adds to or changes the amount of impervious or partially impervious cover on a land area or which otherwise decreases the infiltration of precipitation into the soil.
- b. New development means any development project that does not meet the definition of existing development set forth immediately below.
- c. Existing development means development not otherwise exempted from the provisions of this section that meets one of the following criteria: (i) it either is built or has established a vested right based on statutory or common law grounds as of the effective date of this section, or (ii) it occurs after the effective date of this section but does not result in a net increase in impervious surface area and does not increase the infiltration of precipitation into the soil..
- d. Land disturbing activity means any use of the land that results in a change in the natural cover or topography that may cause or contribute to sedimentation.
- e. Larger common plan of development or sale means any area where multiple separate and distinct construction or land-disturbing activities will occur under one plan. A plan is any announcement or piece of documentation (including but not limited to a sign, public notice or hearing, sales pitch, advertisement, loan application, drawing, permit application, zoning request, or computer design) or physical demarcation (including but not limited to boundary signs, lot stakes, or surveyor markings) indicating that construction activities may occur on a specific plot.
- f. Redevelopment means any development on previously developed land.

(b) Developments must install and maintain stormwater management systems that will control and treat runoff from the first one inch of rain as follows:

Art. XVI. FLOOD DAMAGE PREVENTION, STORMWATER MANAGEMENT, AND WATERSHED PROTECTION

- (1) Draw down the treatment volume in accordance with the requirements of the North Carolina Division of Water Quality Best Management Practices (NC DWQ BMP) Manual.
- (2) Achieve an eighty-five percent (85%) average annual removal rate for Total Suspended Solids.

(c) Subject to subsections (d) and (f), developments must install and maintain stormwater management systems that ensure that the nutrient load contributed by the development is limited to not more than 2.2 pounds per acre per year of nitrogen and 0.82 pounds per acre per year of phosphorus.

(d) Subject to subsection (f), developments that (i) would otherwise be required under subsection (a) to comply with the stormwater treatment standards set forth in subsection (c), and (ii) involve the replacement or expansion of existing structures or improvements, shall have the option of either satisfying the requirements of subsection (c) of this section or achieving a thirty-five percent (35%) nitrogen and five percent (5%) phosphorous reduction in the loading rates for these nutrients when comparing the situation that exists on the date a completed application is submitted to the post redevelopment situation for the entire project site.

(e) The need for engineered stormwater controls to meet the nutrient loading rate standards set forth in subsections (c) and (d) shall be determined by using the loading calculation methods and other standards established by the Division of Water Quality as set forth in Sub-Item (4)(a) of 15A NCAC 2B.0265, including the current version of the Stormwater Best Management Practices Manual published by the Division.

(f) Developers shall have the option of offsetting part of their nitrogen and phosphorus loads by implementing or funding offsite management measures as follows:

- (1) Before using offsite offset options, a development shall attain a maximum nitrogen loading rate on-site of six pounds per acre per year for single-family detached and duplex residential development and ten pounds per acre per year for other development, including multi-family residential, commercial and industrial, and shall meet any requirement for engineered stormwater controls required by this Article..
- (2) Offsite offsetting measures shall achieve at least equivalent reductions in nitrogen and phosphorus loading to the remaining reduction needed onsite to comply with the loading rate standards set forth in subsection (c) of this section.
- (3) A developer may make offset payments to the N.C. Ecosystem Enhancement Program contingent upon acceptance of payments by that Program. A developer may use an offset option provided by the Town of

Art. XVI. FLOOD DAMAGE PREVENTION, STORMWATER MANAGEMENT, AND WATERSHED PROTECTION

Carrboro, or may propose other offset measures including providing the developer's own offsite offset or utilizing a private seller. All offset measures shall meet the requirements of 15A NCAC 02B.0273(2) through (4) and 15A NCAC 02B.0240.

(g) Developments shall be constructed and maintained so that their stormwater management systems meet the following minimum standards:

- (1) The post-development discharge rates shall be less than or equal to the pre-development discharge rates for the 1-, 2-, 5-, 10-, and 25-year 24-hour design storms.
- (2) For upstream properties, the 1% chance flood elevation may not be increased.
- (3) The Board finds that increases in the total annual volume of runoff associated with new development results in decreased groundwater recharge, increased stream channel instability/erosion and significant water quality degradation. Therefore to the maximum extent practicable developments shall install and maintain stormwater management systems such that the post-development total annual stormwater runoff volume shall not exceed the predevelopment volume by more than the limits set forth in the table below. The predevelopment and post-development annual stormwater runoff volume shall be calculated using the most up to date guidance and accounting methodology from North Carolina environmental regulatory agencies with stormwater management oversight. **(AMENDED 6/26/12, AMENDED 2/26/13, AMENDED 5/28/19)**

A composite curve number shall be assigned to the development site in the pre-development stage using the runoff curve number method described in USDA NRCS Technical Release 55, Urban Hydrology for Small Watersheds (June, 1986). See also Chapters 4 through 10 of NEH-4, SCS (1985).

Preexisting Composite Curve Number*	Maximum allowable increase in annual stormwater runoff volume
> 78	50%
>70-78	100%
> 64-70	200%
<=64	400%

(AMENDED 2/26/13)

(h) The presumption established by this section is that, to satisfy the standards set forth herein, the applicant shall design and construct all stormwater management systems

Art. XVI. FLOOD DAMAGE PREVENTION, STORMWATER MANAGEMENT, AND WATERSHED PROTECTION

required by this section in accordance with the guidelines set forth in the Town of Carrboro Storm Drainage Design Manual (Appendix I to this chapter). However, the permit issuing authority may establish different requirements when it concludes, based upon (i) the information it receives in the consideration of the specific development proposal, and (ii) the recommendations of the public works director or the town engineer, that such deviations from the presumptive guidelines are necessary to satisfy the standards set forth in this section, or that the standards can still be met with such deviations and the deviations are otherwise warranted.

(i) Approval by the town of an applicant's stormwater management plans, and construction by the applicant of the stormwater management system as shown in such plans, shall not relieve the applicant of the responsibility of complying with the standards set forth in this section. If at any time prior to two years after the date that the town concludes that a stormwater management system (or any component thereof) has been constructed in accordance with approved plans, the town determines that the stormwater management system (or any component thereof) installed to meet the requirements of this section does not achieve that objective, the town may require the submission of revised plans and the installation of new, altered, or additional facilities to bring the development into compliance. Prior to issuance of a certificate of occupancy or approval of a final plat, the town may require the applicant to post a performance bond or other sufficient surety to guarantee compliance with this section. **(AMENDED 1/29/13)**

(j) Upon completion of construction of the stormwater management facilities, the permit recipient shall submit to the town "as built" plans for all such facilities in the form required by the town. Compliance with this requirement must occur prior to issuance of a certificate of occupancy, or prior to final plat approval (if applicable), unless adequate security is otherwise provided in accordance with the provisions of Sections 15-53 or 15-60.

(k) Proposed new development undertaken by the Town solely as a public road project shall be deemed compliant with the provisions of this section if it meets the buffer protection requirements of Part III of this Article. All other developments shall comply with both the requirements of this section and the provisions of Part III of this Article.

(l) Variances from the provisions of this section may only be granted in accordance with the requirements of Section 15-92, including subsection (l) of that section.

Art. XVI. FLOOD DAMAGE PREVENTION, STORMWATER MANAGEMENT, AND WATERSHED PROTECTION**Section 15-263.1 Maintenance of Structural BMPs.**

(a) For purposes of this section, a “structural BMP” is a device constructed or installed to trap, settle out, or filter pollutants from stormwater runoff or to reduce stormwater discharge volume or velocity in order to satisfy one or more of the requirements of Section 15-263.

(b) The owner of each structural BMP installed pursuant to this ordinance shall maintain and operate it so as to preserve and continue its function in controlling stormwater quality and quantity at the degree or amount of function for which the structural BMP was designed. Such operation and maintenance shall be in accordance with the Operation and Maintenance Agreement specified in subsection (e) of this section.

(c) The owner of each structural BMP shall ensure that each such facility is inspected in accordance with the Operation and Maintenance Agreement specified in subsection (e) of this section by a qualified registered North Carolina professional or other individual specially qualified by an appropriate training, testing, and certification program. The person performing the inspections shall submit annually to the administrator a report certifying the results of such inspections. The report shall be in a format and shall contain the information prescribed by the administrator. The first report shall be due one year from the date of the as built certification required by Subsection 15-263(i), and subsequent reports shall be due on or before that anniversary date.

(d) The owner of each structural BMP shall ensure that, in accordance with the Operation and Maintenance Agreement, funds are set aside in an escrow account, sinking fund, or other arrangement, sufficient to pay major, non-routine costs associated with keeping such BMPs in proper operational condition, such as the cost of sediment removal, structural, biological, or vegetative replacement, major repair, or reconstruction. The owner shall submit annually to the administrator a report certifying that such funds have been set aside. The report shall be in a format and shall contain the information prescribed by the administrator. The first report shall be due one year from the date of the as-built certification required by Subsection 15-263(i), and subsequent reports shall be due on or before that anniversary date.

(e) Prior to final plat approval, in the case of a subdivision, or prior to the issuance of a certificate of occupancy, in the case of an unsubdivided development, the owner of a development that contains a structural BMP shall enter into an Operation and Maintenance Agreement with the town (and shall record such agreement in the Orange County Registry) that specifies that the owner, and his or her successor and assigns:

- (1) Agrees to comply with the obligations set forth in subsections (b), (c), and (d) of this section;
- (2) Authorizes the town and its employees or agents to enter the property where the structural BMPs are located at reasonable times to inspect the

Art. XVI. FLOOD DAMAGE PREVENTION, STORMWATER MANAGEMENT, AND WATERSHED PROTECTION

same for compliance with the requirements of this section, the permit issued pursuant thereto, and the provisions of the Operation and Maintenance Agreement;

- (3) Agrees that, if the owner fails to operate and maintain such structural BMPs in accordance with the requirements of this section, the permit issued pursuant thereto, and the provisions of the Operation and Maintenance Agreement, the town is authorized (but not obligated) to enter the property to perform such work as is necessary to bring such BMPs into compliance and to charge the owner with the costs of such work.

(f) If structural BMPs are to be owned by a property owners or homeowners association or similar entity, then the covenants applicable to such association shall clearly reference the obligations of the association, as owner of such BMPs, to fulfill the obligations of the owner relating to such BMPs as required by the provisions of this section, the permit issued pursuant thereto, and the provisions of the Operation and Maintenance Agreement.

(g) If a structural BMP is located within a subdivision, then the recorded plat of such subdivision shall include a reference to the book and page number where the Operation and Maintenance Agreement is recorded. **(AMENDED 6/26/12)**

(h) Where appropriate in the determination of the Administrator to assure compliance with this section, structural BMPs shall be posted with a conspicuous sign stating who is responsible for required maintenance and annual inspection. The sign shall be maintained so as to remain visible and legible. **(AMENDED 6/26/12)**

Section 15-264 Sedimentation and Erosion Control

(a) No zoning, special use, or conditional use permit may be issued and final plat approval for subdivisions may not be given with respect to any development that would cause land disturbing activity subject to the jurisdiction of the Orange County Erosion Control Officer or the North Carolina Sedimentation Control Commission unless such officer or agency has certified to the town; either that:

- (1) Any permit required by such officer or agency has been issued or any erosion control plan required by such officer or agency has been approved; or
- (2) Such officer or agency has examined the preliminary plans for the development and it reasonably appears that any required permit or erosion control plan can be approved upon submission by the developer of more detailed construction or design drawings. However, in this case, construction of the development may not begin (and no building permits

Art. XVI. FLOOD DAMAGE PREVENTION, STORMWATER MANAGEMENT, AND WATERSHED PROTECTION

may be issued) until such officer or agency issues any required permit or approves any required erosion control plan.

(b) For purposes of this section, “land disturbing activity” means any use of the land by any person in residential, industrial, educational, institutional or commercial development, highway and road construction and maintenance that results in a change in the natural cover or topography and that may cause or contribute to sedimentation. Sedimentation occurs whenever solid particulate matter, mineral or organic, is transported by water, air, gravity, or ice from the site of its origin.

(c) The Orange County Erosion Control Officer is authorized by resolution of the Carrboro Board of Aldermen to enforce within the town the Orange County Soil Erosion and Sedimentation Control Ordinance. **(AMENDED 12/7/83)**

(d) **(REPEALED 12/7/83)**

Section 15-265 (REPEALED 3/24/09).**Section 15-266 Impervious Surface Limitations (AMENDED 12/7/83; 05/15/90)**

(a) Within a B-5 or WM-3 zoning district (the total area of which comprises less than one percent of the are of the University Lake Watershed and all of which is located more than one-half mile from the normal pool elevation of University Lake), not more than twenty-four percent (24%) of the land on any lot may be covered by an impervious surface such as a street, drive, sidewalk, parking lot, building, or other roofed structure, etc. In the event that the area of impervious surface is greater than six percent (6%) of the total lot, stormwater management techniques must be employed that would retain the first one inch of rainfall running off of all impervious surfaces on a lot. A registered engineer must certify that the stormwater techniques used will accomplish this objective before a permit is issued, and it shall be a continuing condition of the permit that the owner provide necessary maintenance so that the stormwater retention techniques continue to function effectively. Such stormwater retention techniques shall be subject to inspection by the Town at least annually. In granting the conditional use permit authorizing such facilities, the Board shall require the developer to post a cash bond or other sufficient security to guarantee that the developer or his successor shall adequately maintain such stormwater retention facilities so that such facilities will continue to operate as intended. **(AMENDED 07/06/93; 10/15/96)**

(b) Subject to subsections (c) and (d), within a C or WR zoning district the maximum impervious surface coverage permissible on any lot shall be as shown in the following Table of Impervious Surface Calculations, which establishes a sliding scale of permissible impervious surface coverage based on lot size. For purposes of applying the table, lot sizes shall be rounded to the nearest tenth of an acre. Lot sizes of less than 0.5 acres may not exceed 4200 square feet of impervious surface, and lot sizes in excess of five acres may not exceed an impervious surface area equal to 4% of the lot size. For purposes of this subsection,

Art. XVI. FLOOD DAMAGE PREVENTION, STORMWATER MANAGEMENT, AND WATERSHED PROTECTION

impervious surface includes but is not limited to areas such as a street, driveway, sidewalk, parking lot, building, or other roofed or paved structure.

Art. XVI. FLOOD DAMAGE PREVENTION, STORMWATER MANAGEMENT, AND WATERSHED PROTECTION

LOT SIZE		IMPERVIOUS SURFACE	
ACRES	SQUARE FOOTAGE	SQUARE FOOTAGE	PERCENTAGE
0.5	21,780	4,200	19.28
0.6	26,136	4,300	16.45
0.7	30,492	4,400	14.43
0.8	34,848	4,500	12.91
0.9	39,204	4,600	11.73
1.0	43,560	4,700	10.79
1.1	47,916	4,800	10.02
1.2	52,272	4,900	9.37
1.3	56,628	5,000	8.83
1.4	60,984	5,100	8.36
1.5	65,340	5,200	7.96
1.6	69,696	5,300	7.60
1.7	74,052	5,400	7.29
1.8	78,408	5,500	7.04
1.9	82,764	5,600	6.77
2.0	87,120	5,700	6.54
2.1	91,476	5,800	6.34
2.2	95,832	5,900	6.16
2.3	100,188	6,000	5.99
2.4	104,544	6,100	5.83
2.5	108,900	6,200	5.69
2.6	113,256	6,300	5.56
2.7	117,612	6,400	5.44
2.8	121,968	6,500	5.33
2.9	126,324	6,600	5.22
3.0	130,680	6,700	5.13
3.1	135,036	6,800	5.04
3.2	139,392	6,900	4.95
3.3	143,748	7,000	4.87
3.4	148,104	7,100	4.79
3.5	152,460	7,200	4.72
3.6	156,816	7,300	4.66
3.7	161,172	7,400	4.59
3.8	165,528	7,500	4.53
3.9	169,884	7,600	4.47
4.0	174,240	7,700	4.42
4.1	178,596	7,800	4.37
4.2	182,954	7,900	4.32
4.3	187,308	8,000	4.27
4.4	191,664	8,100	4.23
4.5	196,020	8,200	4.18
4.6	200,376	8,300	4.14
4.7	204,732	8,400	4.10
4.8	209,088	8,500	4.07
4.9	213,244	8,600	4.03
5.0	217,800	8,712	4.00

Art. XVI. FLOOD DAMAGE PREVENTION, STORMWATER MANAGEMENT, AND WATERSHED PROTECTION

(c) If a tract is subdivided, then impervious surface shall be calculated as follows:

- (1) The area of each lot shown on a proposed final plat shall be calculated. For purposes of this calculation, all street right-of-way created as part of the subdivision shall be allocated to the adjoining lots by extending lot lines. If lots are created on either side of a proposed street, lot lines shall be extended to the centerline of the right-of-way.
- (2) Maximum impervious surface area for each lot shall be determined in accordance with subsections (a) or (b).
- (3) The sum total of impervious surface area permissible on the entire tract shall be determined by adding together the impervious surface area available to each lot as determined under subsections (a) or (b).
- (4) The impervious surface area within streets and other areas, (such as common areas) outside of individual lot boundaries shall be subtracted from the total area calculated pursuant to subsection (3).
- (5) Following the calculation set forth in subsection (4), the remaining permissible impervious surface area shall be allocated by the subdivide to each lot, subject to the applicable limitations set forth in this section, and subject to the further limitation that, with respect to a cluster subdivision, in no case may the overall impervious surface area allocation for the subdivided tract exceed 4% of the area of that tract. For purposes of this calculation, the area of each lot shall exclude street right-of-way. The allocation assigned to each lot shall be indicated on the face of the subdivision final plat, and purchasers of each lot shall be bound by such allocation.

(d) If a development is completed in phases or stages, the percentage restrictions set forth in this section shall apply to each separate phase or stage.

(e) All development within the JLWP that requires a sedimentation and erosion control plan under 15A NCAC 4 or the Orange County Sedimentation and Erosion Control Ordinance shall be subject to the following requirements:

- (1) Density and built-upon area shall be limited as follows:
 - a. For single family residential subdivisions, minimum lot sizes of 20,000 square feet or maximum of two dwelling units per acre; or
 - b. Twenty-four percent built-upon area for all other residential and non-residential development; or

Art. XVI. FLOOD DAMAGE PREVENTION, STORMWATER MANAGEMENT, AND WATERSHED PROTECTION

c. Three dwelling units per acre or thirty-six percent built-upon area for properties without curb and gutter systems.

(2) Stormwater runoff from such developments shall be transported by vegetated conveyances to the maximum extent practicable. **(AMENDED 10/15/96)**

(f) For purposes of this section, the term “built-upon area” means that portion of a development project that is covered by impervious or partially impervious cover, including buildings, pavement, gravel areas (e.g. roads, parking lots, paths), recreation facilities (e.g. tennis courts), etc. Wooden slatted decks and the water area of a swimming pool are considered pervious. **(AMENDED 10/15/96)**

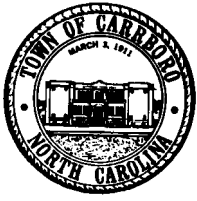
Section 15-267 Additional Development Standards Within C and WR District

(AMENDED 11/11/86; 05/15/90)

(a) Buildings and other impervious surfaces within the C and WR zoning districts shall be located, to the extent reasonably possible, so as to (i) take full advantage of the assimilative capacity of the land and (ii) avoid areas described in subsection 15-198(e) and (f). **(AMENDED 09/05/95).**

(b) To avoid the creation of lots that will be difficult to build upon in a manner that complies with the standard set forth in subsection (a) and the impervious surface limitations set forth in Section 15-266, preliminary and final plats for the subdivision of land within the C and WR zoning districts shall show buildable area and approximate driveway locations for all lots within such subdivision. Thereafter, no zoning permit may be issued for construction of buildings or driveways outside the buildable areas so designated on the final plat unless the zoning administrator makes a written finding that the proposed location complies with the provisions of subsection (a) of this section as well as section 15-266.

Section 15-268 (REPEALED 3/24/09).



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, FEBRUARY 11, 2021

Land Use Ordinance Text Amendment Relating to the Requirements for Stormwater Management

Motion was made by Foushee and seconded by Gaylord-Miles that the Planning Board of the Town of Carrboro recommends that the Town Council reject the draft ordinance, subject to the following comments:

- The Planning Board feels that the ArtsCenter should be able to move forward with this project despite not meeting the total volume provision of the stormwater ordinance. We hold this opinion for reasons including:
 - Carrboro Vision2020 policy 1.25 calls out the ArtsCenter as a singular institution, “an integral part of the town’s cultural life” and directs the town to support the ArtsCenter.
 - The fact that the ArtsCenter has already reduced the size of the proposed building to address the constraints of the site and may not find another suitable site in Carrboro.
 - The potential for the ArtsCenter to enhance their programming to include the historically Black and Latinx neighborhoods near the site, due to having a location immediately accessible by foot, bike, and bus.
 - The fact that the proposed development includes care for the stream buffer, including the removal of invasive vegetation and maintenance of native plantings.
 - The fact that the proposed development exceeds the post-development discharge rate provision of the stormwater ordinance (50-year storm rather than the required 25-year) and includes significant stormwater detention that would slow the discharge of the excess volume in such a way to reduce the flooding impact downstream.
- However, the Planning Board believes that an amendment to the ordinance is not appropriate to solve issues related to a single site. Stormwater is a critical issue for the town. We would not want to see the exception we propose applied broadly to developments that do not provide a similar degree of public benefit. We would want to see the Town Council work to craft an exception to the ordinance.
- In the event that the Town Council proceeds with the draft ordinance, the version preferred by the Planning Board is Modified Option B. We would further wish to see this option limited so that a project must provide significant public benefit of the kind offered by, for example, a cultural or educational institution, affordable housing, social services, etc to qualify. See Vision2020 1.2 and 1.3 for further examples.

VOTE:

AYES: (6) Fray, Gaylord-Miles, Sinclair, Foushee, Mangum, Posada

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3) Tooloe, Clinton, Poulton

Associated Findings

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

Motion was made by Foushee and seconded by Gaylord-Miles that the Planning Board of the Town of Carrboro finds that a limited Modified Option B, is consistent with:

Possible related policies in Carrboro Vision2020

5.23	Carrboro should be proactive in managing its stormwater, promoting active maintenance of facilities, reducing impacts of increased impervious surface, and minimizing impacts on waterways.
1.25	The town should continue to support, as well as encourage its residents to support, the ArtsCenter, which is an integral part of the town's cultural life.
3.22	Carrboro should encourage infill development and placement of architecturally significant commercial and civic buildings in the downtown.

Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment is reasonable and in the public interest by furthering the Town's efforts toward providing access to the Arts for all of its citizens.

However, the Planning Board still prefers a remedy other than a text amendment as noted previously.

VOTE:

AYES: (6) Fray, Gaylord-Miles, Sinclair, Foushee, Mangum, Posada

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3) Tooloe, Clinton, Poulton

Catherine Fray

(Chair)




02 / 18 / 2021

(Date)

Signature Certificate

Document Ref.: WMWJZ-7PPML-Z59HS-YMDZD

Document signed by:

	<p>Catherine Fray E-mail: cadamson@alumni.unc.edu Signed via link</p> <p>IP: 98.26.109.4 Date: 18 Feb 2021 21:26:21 UTC</p>	 
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18 Feb 2021 21:26:21 UTC

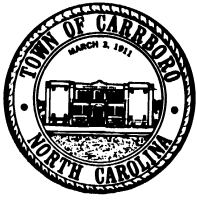
Page 1 of 1



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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, FEBRUARY 11, 2021

Land Use Ordinance Text Amendment Relating to the Requirements for Stormwater Management

Motion was made by Brandon and seconded by Kaufman that the Environmental Advisory Board of the Town of Carrboro recommends that the Town Council not approve the draft ordinance.

- We do not recommend changing the stormwater requirements in Land Use Ordinance solely to accommodate a single project.
- Failure to meet the Town's stormwater requirements is an environmental justice issue as it could lead to negative impacts for residents downstream.
- A proposed text amendment that allows an applicant to not meet the Town's stormwater requirements is not in the best interests of the Town.

VOTE:

AYES: (4) Brandon, Blanco, Turner, Kaufman

NOES: ()

ABSTENTIONS: ()

ABSENT/EXCUSED: (2) Schalkoff, Echart

Associated Findings

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

Motion was made by Kaufman and seconded by Blanco that the Environmental Advisory Board of the Town of Carrboro finds the proposed text amendment, is not consistent with Vision2020 policy 5.23, but is consistent with Vision2020 policies 1.25 and 3.22.

Possible related policies in Carrboro Vision2020

5.23	Carrboro should be proactive in managing its stormwater, promoting active maintenance of facilities, reducing impacts of increased impervious surface, and minimizing impacts on waterways.
1.25	The town should continue to support, as well as encourage its residents to support, the ArtsCenter, which is an integral part of the town's cultural life.
3.22	Carrboro should encourage development and placement of architecturally significant commercial and civic buildings in the downtown.

Furthermore, the Environmental Advisory Board of the Town of Carrboro finds the proposed text amendment is not reasonable and in the public interest by furthering the Town's efforts toward providing access to the Arts for all of its citizens.

VOTE:

AYES: (4) Turner, Kaufman, Blanco, Brandon

NOES: ()

ABSTENTIONS: ()

ABSENT/EXCUSED: (2) Schalkoff, Echart

	<u>2-11-21</u>
For Tim Turner (Chair)	(Date)



TOWN OF CARRBORO

Stormwater Advisory Commission

301 West Main Streetf Carrboro, North Carolina 27510

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

THURSDAY, FEBRUARY 11, 2021

Land Use Ordinance Text Amendment Relating to the Requirements for Stormwater Management

Motion was made by Dickson and seconded by Paul that the Stormwater Advisory Commission of the Town of Carrboro recommends that the Town Council consider the following comments in relation to the draft ordinance.

The Stormwater Advisory Commission:

- 1) Believes that the Town should be strengthening and not relaxing the stormwater provisions in the LUO;
- 2) Believes that the Town should be avoiding development on greenfields within the stream buffer as a means of strengthening/implementing stormwater provisions;
- 3) The LUO requirements present minimum, but not necessarily optimal, requirements. The LUO needs to set a high bar, and higher bar, as quickly as possible, given the imperatives of protecting and restoring local creeks and Jordan Lake and addressing local resilience associated with the more frequent intense storms that are being experienced due to climate change;
- 4) Prefers that the applicant revise the application to comply with provision 15-263 (g)(3) of the current ordinance, and negate the need for a text amendment or other special consideration from the Town;
- 5) In the event that the Town Council deems that it is desirable to offer special consideration, suggests a waiver or variance as a preferable alternative to a text amendment. This could minimize the risk/damage of future projects opting to meet a lower than necessary standard;
 - a. We recommend that as part of any special consideration such as a waiver, variance, or text amendment the Town allow the applicant to consider all alternative means of complying with the volume reduction requirement to the maximum extent practicable, including the use of a blue roof.
- 6) Has provided separate comments regarding the CUP application, and requests that their full consideration be a condition of any waiver, variance, text amendment or other special consideration that may be provided;
- 7) Offers additional comments in the attachment provided below.

VOTE:

AYES: (Cox, Dickson, Joca, O'Connor, Paul)

NOES: (None)

ABSTENTIONS: (None)

ABSENT/EXCUSED: (None)

Associated Findings

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

Motion was made by Paul and seconded by Joca that the SWAC of the Town of Carrboro finds the proposed text amendment, is not consistent with:

Related policies in Carrboro Vision2020

5.23	Carrboro should be proactive in managing its stormwater, promoting active maintenance of facilities, reducing impacts of increased impervious surface, and minimizing impacts on waterways.
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Furthermore, the Stormwater Advisory Commission of the Town of Carrboro finds the proposed text amendment is not reasonable and in the public interest for the reasons provided above.

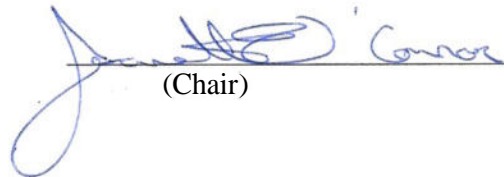
VOTE:

AYES: (Cox, Dickson, Joca, O'Connor, Paul)

NOES: (None)

ABSTENTIONS: (None)

ABSENT/EXCUSED: (None)

 (Chair) 2/12/21 (Date)

Stormwater Advisory Commission Additional Comments on the Draft Text Amendment

The Town needs to protect our stormwater regulations as they stand and extend them....not retreat from them. Volume control is essential for stream protection. Our ideal stormwater management goal should be to not alter the hydrology of urban streams. To have all the water that would infiltrate at a site....infiltrate. So the amount of water coming off impervious surface is the same as would come off a forested surface. This is the Alpha and Omega of urban stream protection and restoration. The hydrology must be as natural as possible. Geomorphology, chemistry and biology follow. The arguments presented about project size, preexisting land use, etc. are similar to arguments presented from developers across the US: "What harm could one small project make?" "There is so much runoff already, what difference does adding a little more make". "This is one small lot in a much larger watershed." This is how urban streams die and downstream water quality falls apart, not from one huge project, but rather death by a thousand cuts. If we exempt every small project or open Pandora's Box to the opportunity for every small project to be exempt from volume control....then why have volume control? Modifying the LUO doesn't just set a dangerous precedent - it facilitates it.

Similarly, the argument from the applicant that the site is being held to a bigger volume standard because it is currently forested and there is no/little runoff currently and that is not fair because projects on currently urbanized sites that are to become more urbanized have a smaller percent increase in volume to manage is not reasonable or acceptable to the SWAC. Buying hydrologically important land should come with a commensurate hydrologically important responsibility.

It is also important to point out that the reason a text amendment has been requested is because the applicant's Stormwater Impact Analysis submittal for the Joint Review showed that:

1. 15-263(g)(3) allows for a 200% annual stormwater volume increase; the proposed annual stormwater volume increase for this project is 875%
2. the staff analysis presented at the Joint Review identifies other permitted projects that have met 15-263(g)(3)
3. the reason a text amendment is being pursued is that staff have not been able to conclude that the submittal meets the requirement that the allowable volume increase is being met "to the maximum extent practicable".
4. See the SWAC CUP comments for additional input.

ORANGE COUNTY PLANNING & INSPECTIONS DEPARTMENT

Craig N. Benedict, AICP, Director

Administration
(919) 245-2575
(919) 644-3002 (FAX)
www.orangecountync.gov



131 W. Margaret Lane
P O Box 8181
Hillsborough,
North Carolina, 27278



TRANSMITTAL DELIVERED VIA EMAIL

February 4, 2021

Christina Moon, AICP
Planning Administrator
Town of Carrboro
301 W. Main St.
Carrboro, NC 27510

SUBJECT: Joint Planning Review of Proposed Ordinance Amendments

Dear Tina:

Thank you for the opportunity to review the following Land Use Ordinance amendments received by us on January 23, 2021 and proposed for town public hearing on February 26, 2021:

- *An Ordinance Amending the Carrboro Land Use Ordinance Relating to the Requirements for Stormwater Management.*

We have reviewed the amendments and find no inconsistency with the adopted *Joint Planning Area Land Use Plan*.

If you have any questions or need additional information, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Perdita Holtz".

Perdita Holtz, AICP
Planning Systems Coordinator



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Agenda Item Abstract

File Number:21-72

Agenda Date: 3/9/2021

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Continuation of Public Hearing for Conditional Use Permit for The ArtsCenter at 315 Jones Ferry Road.

PURPOSE: The purpose of this item is for the Town Council to continue holding a public hearing on the Conditional Use Permit application for The ArtsCenter at 315 Jones Ferry Road.

DEPARTMENT: Planning Department

CONTACT INFORMATION: James Thomas 919-918-7335, jthomas@townofcarrboro.org <<mailto:jthomas@townofcarrboro.org>>; Marty Roupe, Development Review Administrator, 919-918-7333, mroupe@townofcarrboro.org <<mailto:mroupe@townofcarrboro.org>>

INFORMATION: Town Council opened a public hearing on February 23, 2021 for a Conditional Use Permit application that would allow for construction of a new two-story building at 315 Jones Ferry Road. The public hearing was continued to March 9, 2021.

The original staff report and associated materials have been left intact for Council's consideration. As new information at this time, please note the following:

Staff has reviewed the most recent information submitted by the applicant, which involves adding permeable pavement to a portion of the parking to address stormwater volume. Based on information submitted on February 19th, the applicant's materials have shown that the amount of permeable pavement proposed reduces the stormwater volume increase from 875% to 699%. The existing LUO standard for this situation is a maximum increase of 200%. Increasing the amount of permeable pavement and / or including a green or blue roof would further reduce the volume associated with the project toward the 200% standard.

For reference when considering the maximum extent practicable language in the LUO for this matter, the only exception granted by the Town to date involves an increase from an allowed 100% increase to 113% for the Inara Court project.

Depending on Council's decision regarding the related text amendment application, an additional permit condition may be needed in order for Council to make a finding related to the applicant reducing stormwater volume associated with the project to the maximum extent practicable. Staff will have a draft condition

prepared for discussion during the meeting if needed.

Original agenda item information from February 23 follows:

Coulter Jewell Thames PA have submitted an application for a Conditional Use Permit (CUP) to allow for the development of The ArtsCenter located at 315 Jones Ferry Road.

The property is 1.36 acres in size and there is a stream and associated stream buffer along the eastern portion of the property. The applicant acquired a variance from the Board of Adjustment on June 17th, 2020 in order for the driveway, parking lot, stormwater control measures and associated grading to encroach into the Riparian Buffer 1 and 2 of this stream buffer. Staff is currently discussing with NCDWQ staff whether EMC approval is needed for this variance, additional details in staff report.

The property is identified as Orange County parcel identification numbers 9778-65-6581.

A staff report, permit plans, and other supporting materials are attached (**Attachments A-F**).

FISCAL & STAFF IMPACT: Impacts associated with holding the hearing are legal, engineering and staff time.

RECOMMENDATION: Town staff recommends that the Town Council receive information, hold a public hearing, and consider whether to approve the Conditional Use Permit application. Staff recommended conditions are included below and the CUP worksheet is attached (**Attachment F**):

1. That the Town Council finds that 39 parking spaces are sufficient to serve The ArtsCenter project. This finding is based on information provided by the applicant regarding the alternative modes of transportation to get to and from The ArtsCenter.
2. That NCDOT must issue a driveway permit for the project prior to approval of the construction plans.
3. That the applicant shall provide to the Zoning Division, prior to the issuance of the Certificate of Occupancy for the building, 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.
4. That the developer shall demonstrate compliance with all provisions in LUO Section 15-263.1 Maintenance of Structural BMPs. This shall also follow the most recent Town SCM maintenance

protocol, and include but not be limited to a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for all SCMs, performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting information shall be submitted to the Town Engineer and Stormwater Division for review and approval prior to construction plan approval. Upon approval, the plans shall be recorded and included as part of the owner's actively maintained records.

5. That per LUO Section 15-92.1 the town shall receive in writing from NC DWQ information confirming that formal EMC approval is not required related to encroachment into the Zone 1 stream buffer or such approval shall be granted by EMC, prior to approval of the construction plans.

STAFF REPORT

TO: Town Council

DATE: February 23rd, 2021

PROJECT: Conditional Use Permit for The ArtsCenter

APPLICANTS: Coulter Jewell Thames PA
111 West Main Street
Durham, NC 27701

OWNERS: The ArtsCenter
300 G East Main Street
Carrboro, NC 27510

PURPOSE: To acquire a Conditional Use Permit for The ArtsCenter at 315 Jones Ferry Road. This will be a single phase project with the construction of a two-story building and related infrastructure (ie. parking, stormwater detention etc).

EXISTING ZONING: M1- Light Manufacturing

PIN: 9778-65-6581

LOCATIONS: 315 Jones Ferry Road

TRACT SIZE: 1.36 acres (59,037.5 square feet)

EXISTING LAND USE: Vacant

PROPOSED LAND USE: 5.320- Arts Center

SURROUNDING
LAND USES: North: M1- Jones Ferry Road / OWASA facility
South: R-7.5- single family residence
West: M1- commercial use
East: R-7.5, single-family residences

ANALYSIS

Background

Background

Coulter Jewell Thames PA have submitted an application for a Conditional Use Permit (CUP) to allow for the development of The ArtsCenter located at 315 Jones Ferry Road.

The property is 1.36 acres in size and there is a stream and associated stream buffer along the eastern portion of the property. The applicant acquired a variance from the Board of Adjustment on June 17th, 2020 in order for the driveway, parking lot, stormwater control measures and associated grading to encroach into the Riparian Buffer 1 and 2 of this stream buffer. More information about variance included below.

The property is identified as Orange County parcel identification numbers 9778-65-6581.

Transportation/Parking Lots, Bike Parking, Loading/Unloading Areas and Greenways/Sidewalks

Parking

The required number of parking spaces for this project is 42 spaces and the applicant will be providing 39 parking space- this is a reduction request of three spaces. The applicant has provided a parking reduction justification letter (**Attachment D**). It should be noted that the Town Hall parking lot, referenced in the letter, should not be formally considered as its use is dedicated to Town Hall functions. It should also be noted that the applicant has not chosen to provide compact parking spaces within this development. Section 15-293(b) of the LUO allows up to 40 percent of the spaces to be compact.

Town staff recommends that the Town Council review the request for flexibility in the parking requirements. Staff has prepared the following CUP condition, which should be included if the Council finds the number of proposed parking spaces acceptable:

- That the Town Council finds that 39 parking spaces are sufficient to serve The ArtsCenter project. This finding is based on information provided by the applicant regarding the alternative modes of transportation to get to and from The ArtsCenter.

Bike Parking

Section 15-291 of the Land Use Ordinance regulates the necessary bike parking but does not include a mandatory bike parking requirement for the proposed use. The applicant is proposing to install a total of four (4) bike racks that will hold eight (8) bikes total and these racks will be installed in the front portion of the proposed building along Jones Ferry Road.

Loading and Unloading Area

The proposed building will have a loading/unloading area in the rear portion of the building. There will be a turnaround area in the southeastern portion of the parking lot in order for trucks to turn in and out- this turn around area will also assist refuge and recycling trucks since the refuge/recycling area is adjacent to the loading dock or the rear portion of the building.

Sidewalk

The existing five (5) foot sidewalk to the east of the proposed new driveway will remain and a new ten (10) foot sidewalk will be installed to the west of the new driveway. This ten (10) foot sidewalk will connect to the existing five (5) foot wide sidewalk at 101 Barnes Street. The new ten (10) foot sidewalk will lead to a concrete entry plaza for the proposed new building.

NCDOT

NCDOT will need to issue a driveway permit for the project prior to approval of the construction plans. The following customary condition is therefore recommended:

- That NCDOT must issue a driveway permit for the project prior to approval of the construction plans.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to parking, loading/unloading areas and sidewalks subject to the approval of the request for a reduction in parking and receipt of a driveway permit from NCDOT. Staff recommends that Town Council review the request for relief stated above and decide whether to allow the request for parking reduction.

Tree Protection, Screening, Shading and Tree Canopy

Tree Protection

Section 15-316 of the Land Use Ordinance states that every development shall retain all existing trees eighteen (18) inches in diameter or more unless such trees would unreasonably burden the development.

The applicant provided a detailed tree survey for this property and a total thirty-two (32) significant trees will be removed from the lot. The applicant has provided justification (**Attachment C**) for the removal of the thirty-two (32) trees that meet this criteria.

Tree protection and silt type fencing will be installed around the property lines or areas of disturbance prior to any site work beginning and will be inspected throughout the construction process to verify compliance.

Screening

The screening requirements for this project are listed below:

- Northern portion of property (along Jones Ferry Road)- requires a Type C screen and a total of four trees will be installed along with other varying shrubbery in

order to meet the screening requirement. The existing vegetation in the northeastern portion of the property will remain in order to meet the Type C screening.

- Southern portion of the property requires a Type A screen- the applicant intends to install four (4) new trees and varying shrubbery along this property line in order to meet the Type A screening requirement.
- Eastern portion of the property requires a Type A screen- the applicant intends to retain the existing vegetation along this property line in order to meet these screening requirements.
- Western property line does not require screening.

Vehicle Accommodation Area Shading

Section 15-318(b) of the LUO requires that 35% of all vehicle accommodation areas be shaded with retained or newly installed trees.

The applicant will be installing eight (8) new trees along the perimeter of the parking lot in order to meet this shading requirement.

Tree Canopy

Section 15-319 of the LUO requires a 30 percent tree canopy for this development- requires a total of 17,711sf of tree canopy and the applicant will be retaining 15,772sf of tree canopy along the eastern property line. An addition ten (10) trees will be installed equaling an addition 7,070sf of tree canopy. The applicant will be exceeding the required tree canopy by 29 percent.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to tree protection, screening, shading of the parking lots and tree canopy requirements.

Stormwater Management and Stream Buffer Variance

Stormwater Management

At the present time, this project is not meeting the stormwater volume requirements of the Land Use Ordinance per Section 15-163(g)(3). The applicant has stated to town staff at a meeting on February 18th, 2021 that they will integrate permeable pavement into the parking lot areas where it will function with the underlying soil types, and that they will submit additional information on February 19 for staff to review. They also have submitted calculations that indicate that the project could comply with Section 15-263(g)(3) if it were to be found to be feasible to include a green roof and infiltrating permeable pavement for the entire parking lot per NCDEQ Minimum Design Criteria. One or more additional conditions may be needed regarding this matter depending on whether the proposed text amendment is approved by Town Council.

At this time, the project as designed includes underground sand filter detention vaults in the southwestern corner of the parking lot- there will be a total of eight (8) vaults that

will be approximately eight feet below grade. The sand filter will then release treated stormwater into a rip rap channel in the southeastern portion of the property adjacent to the stream.

Customary recommended conditions for the permit follow:

- That the applicant shall provide to the Zoning Division, prior to the issuance of the Certificate of Occupancy for the building, 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.
- That the developer shall demonstrate compliance with all provisions in LUO Section 15-263.1 Maintenance of Structural BMPs. This shall also follow the most recent Town SCM maintenance protocol, and include but not be limited to a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for all SCMs, performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting information shall be submitted to the Town Engineer and Stormwater Division for review and approval prior to construction plan approval. Upon approval, the plans shall be recorded and included as part of the owner's actively maintained records.

Stream Buffer Variance

The eastern half of this property is within a regulated stream buffer and the applicant applied for a variance in order to encroach in the Riparian Buffer 1 and 2 on this property. The Board of Adjustment granted the variance for the development to encroach in the Riparian Buffer 1 and 2 at their June 17th, 2020 meeting. Subsequently, town staff and NC DWQ staff have been corresponding regarding whether the encroachment into Buffer Zone 1 requires EMC approval per LUO Section 15-92(k). The preliminary conclusion is that formal EMC approval is not needed, but town staff has not officially received this in writing. With that in mind, the following condition is recommended:

- That per LUO Section 15-92.1 the town shall receive in writing from NC DWQ information confirming that formal EMC approval is not required related to encroachment into the Zone 1 stream buffer or such approval shall be granted by EMC, prior to approval of the construction plans.

CONCLUSION – The project does not meet the requirements related to Section 15-263(g)(3) of the Land Use Ordinance related to stormwater volume. The applicant has provided additional measures (ie. permeable pavement) in order to lower the stormwater volume. A proposed text amendment may affect whether the project complies with the applicable LUO requirements and staff may recommend additional conditions depending on whether the text amendment is approved.

Utilities, Lighting and Refuse Collection

Utilities

All utilities will be placed underground for the proposed development. The applicant has provided written justification from those utilities providers that this development can be served by them (ie Duke Energy).

Lighting

A total of five (5) pole type lights will be installed along the perimeter of the parking lot- these pole lights will be fifteen (15) feet tall and will be LED 50 watt lights. Three (3) additional LED wall mounted lights will be added to the front portion of the building.

Regarding Section 15-242.5(a) of the LUO regulates the light pollution across property lines to .2 footcandles- this development is meeting this requirement with the proposed lighting to be installed.

Refuse Collection

The refuse and recycling enclosure will be located in the southwestern portion of the property and contain roll out type refuse and recycling containers. Per the applicant, a private hauler will service both the refuse and recycling for this development.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to utilities, lighting and refuse collection.

Miscellaneous

Joint Review Meeting

This project went to Joint Review on February 4th, 2021 for review by all the advisory board. Review comments from each board has been combined for ease of review- see **Attachment E**.

Neighborhood Information Meeting

The applicant has not held a formal Neighborhood Meeting for this project subsequent to the CUP application being submitted. A community meeting was held prior to the submittal.

Downtown Vernacular Standards

Section 15-178 of the LUO includes six (6) standards for Downtown Vernacular Standards and at the present time, this project does not meet all of those standards. The Appearance Commission will be meeting February 22nd, 2021 to review the request for relief from the Downtown Vernacular Standards. The outcome of this meeting will be provided prior or at the public hearing.

STAFF RECOMMENDATIONS:

Town staff recommends that the Town Council review the Conditional Use Permit proposal with the following conditions. The CUP worksheet is attached (**Attachment F**):

1. That the Town Council finds that 39 parking spaces are sufficient to serve The ArtsCenter project. This finding is based on information provided by the applicant regarding the alternative modes of transportation to get to and from The ArtsCenter.
2. That NCDOT must issue a driveway permit for the project prior to approval of the construction plans.
3. That the applicant shall provide to the Zoning Division, prior to the issuance of the Certificate of Occupancy for the building, 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.
4. That the developer shall include detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each unit in the development, (including cisterns, bioretention areas, swales, check dams, and irrigation pond), 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 Stormwater Utility Manager for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners' association documentation.
5. That per LUO Section 15-92.1 the town shall receive in writing from NC DWQ information confirming that formal EMC approval is not required related to encroachment into the Zone 1 stream buffer or such approval shall be granted by EMC, prior to approval of the construction plans.



The ArtsCenter

CARRBORO, NORTH CAROLINA

Conditional Use Permit

APPLICANT/
CONTRACT PURCHASER: THE ARTSCENTER
300 G.E. MAIN ST.
CARRBORO, NC 27510
919.929.2787

LANDSCAPE ARCHITECT: JEREMY ANDERSON R.L.A.
COULTER JEWELL THAMES PA
111 WEST MAIN ST.
DURHAM, NC, 27701
(919) 682.0368
JANDERSON@CJTPA.COM

CIVIL ENGINEER: PRESTON ROYSTER, PE
COULTER JEWELL THAMES PA
111 WEST MAIN ST.
DURHAM, NC, 27701
(919) 682.0368
PROYSTER@CJTPA.COM

ARCHITECT: EVOKE STUDIO
401 FOSTER STREET, SUITE B1
DURHAM, NC, 27701
(919) 495.6059
TERI@EVOKESTUDIO.COM

PROPERTY DATA

PARCEL 1
ZONING: M1 LIGHT MANUFACTURING
ACREAGE: 1.36 ACRES / 59,037.50 SF
PIN: 9778656581
ADDRESS: 303 JONES FERRY ROAD

PROJECT DATA

ZONING: M1
TOTAL SITE AREA: 59,038 SF / 1.355 AC
AREA OF DISTURBANCE: 36,881 SF / 0.847 AC
SITE AREA IN 100 YEAR FLOOD PLAIN: 0 AC; FEMA MAP# 3710977800K, EFFECTIVE NOVEMBER 17, 2017
AREA WITHIN WETLANDS: 0 AC
AREA WITHIN STREAM BUFFERS: 0.728 AC
BUILDING SETBACKS:
FRONT/STREET 16'
FROM C/L 47'
SIDE 5'
BUILDING DATA:
EXISTING BUILDINGS: 0 / 0 SF
PROPOSED BUILDINGS: 12,600 SF (2-STORY)
HEIGHT: 34' (2 STORY)
LAND USE:
EXISTING: VACANT / WOODED
PROPOSED: 5.320 (ARTS CENTER)
LANDSCAPE SCREENING:
REQUIRED: RE: SD-7.0
VEHICULAR PARKING:
REQUIRED: 1 SPACE PER 300 SF GROSS FLOOR AREA
USE 5.320 (ARTS CENTER) 39 (11,619 SF ARTSCENTER @ 1/300 SF)
+ 0 (981 SF UTILITY / STORAGE @ 0)
= 39 SPACES REQUIRED
PROPOSED: 39 SPACES (INCLUDING 2 ADA)
BICYCLE PARKING:
REQUIRED: N/A PER ARTICLE XVIII, TABLE OF BICYCLE PARKING STANDARDS
USE 5.320 (ARTS CENTER)
PROPOSED: 8 SPACES (4 RACKS)
IMPERVIOUS SURFACE:
EXISTING: 0 sf (0 ac) = 0%
PROPOSED: 27,574 sf (0.63 ac) = 46.7%
PHASING: SINGLE PHASE

TOWN OF CARRBORO NOTES

- PRIOR TO ISSUANCE OF A ZONING COMPLIANCE PERMIT THE APPLICANT SPECIFICALLY PROVIDE FOR CORRUGATED CARDBOARD RECYCLING, ADDRESSING COMPLIANCE WITH ORANGE REGIONAL LANDFILL CARDBOARD RECYCLING REQUIREMENTS. ONE DEDICATED DUMPSTER SHALL BE UTILIZED FOR RECYCLABLE CARDBOARD. WITHOUT PROVISION OF ONSITE CARDBOARD RECYCLING COLLECTION, APPLICANT MUST PROPOSE AN ALTERNATE METHOD OF CARDBOARD RECYCLING
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A DECONSTRUCTION ASSESSMENT CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF (JEFF SCOUTEN OR MATT TAYLOR AT 919.968.2788) CONCERNING BUILDINGS TO BE REMOVED FROM THIS SITE.
- BY ORANGE COUNTY ORDINANCE, CLEAN WOOD WASTE, SCRAP METAL AND CORRUGATED CARDBOARD, ALL PRESENT IN CONSTRUCTION WASTE, MUST BE RECYCLED.
- BY ORANGE COUNTY ORDINANCE, ALL HAULERS OF CONSTRUCTION WASTE MUST BE PROPERLY LICENSED.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PREDEMOLITION / PRECONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH OTHER DEVELOPMENT OFFICIALS.
- DEVELOPER/OWNER IS REQUIRED TO SCHEDULE AND COORDINATE AN ONSITE PRECONSTRUCTION MEETING PRIOR TO SITE DISTURBANCE WITH REPRESENTATIVES OF ALL APPROVING APPLICABLE AGENCIES.
- DEVELOPER/OWNER/CONTRACTOR IS REQUIRED TO CONSTRUCT AND MAINTAIN A CONSTRUCTION ENTRANCE FOR THE PROJECT SITE IN ACCORDANCE WITH ORANGE COUNTY EROSION CONTROL STANDARDS FOR CONSTRUCTION ENTRANCES. ALL MUD, STONE OR OTHER DEBRIS DEPOSITED UPON THE ADJOINING ROADWAY SURFACES SHALL BE REMOVED PROMPTLY. MECHANICAL SWEEPING OR WASHING MAY BE REQUIRED.
- DEVELOPER/OWNER/CONTRACTOR SHALL INSTALL AND MAINTAIN APPLICABLE WORK ZONE SIGNAGE IN ACCORDANCE WITH NCDOT STANDARDS FOR ALL ADJOINING PUBLIC STREET CONNECTIONS OR ACTIVITIES WITHIN A PUBLIC RIGHTOFWAY. SIGNAGE SHALL BE MOUNTED AND SECURED ON SIGNPOST UNLESS THE WORK REQUIRES THE USE OF TEMPORARY SIGNAGE THAT IS REMOVED DAILY. ALL SIDEWALKS SHALL REMAIN OPEN WHEN POSSIBLE. ANY SIDEWALK CLOSURES WILL REQUIRE A PEDESTRIAN DETOUR PLAN TO BE SUBMITTED TO NCDOT AND CARRBORO PUBLIC WORKS FOR APPROVAL.
- ALL CONSTRUCTION VEHICLES, EQUIPMENT AND RELATED MATERIALS CANNOT BE PLACED, STORED AND/OR KEPT WITHIN ANY PORTION OF THE PUBLIC RIGHT OF WAY AT ANY TIME. ALL ONSITE MATERIALS SHALL BE SECURED AND CONFINED TO THE LOT UNDER CONSTRUCTION.
- ADD NOTE FOR FINAL PLAT: "NO PLANTINGS EXCEEDING A MATURE HEIGHT OF 30 INCHES, SHEDS, FENCES OR BUILDING STRUCTURES OR MODIFICATION OR ALTERATION OF THE DRAINAGE SYSTEM OR EASEMENT IS NOT PERMITTED WITHOUT APPROVAL FROM THE TOWN OF CARRBORO ZONING DIVISION."
- ALL INSTALLED Bmps MUST BE CERTIFIED BY THE ENGINEER OF RECORD AS CONSTRUCTED PER THE APPROVED CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ASBUILT CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN.
- AUTOMATIC FIRE SUPPRESSION AND FIRE ALARM INSTALLATION PERMITS REQUIRED.
- PROVIDE AND MOUNT "KNOX BOX" KEY SAFE, 3200 SERIES WITH HINGED LID, NO HIGHER THAN 5 FEET FROM GRADE. EXACT LOCATION TO BE COORDINATED WITH FIRE MARSHAL PRIOR TO INSTALLATION. MASTER KEY(S), KEY CARDS AND ELEVATOR KEYS (FD OPERATION AND DOOR) REQUIRED AT FINAL.
- SUBMITTAL OF THE TRAFFIC CONTROL PLAN FOR PEDESTRIAN AND BICYCLIST SHALL BE SUBMITTED AT THE CONSTRUCTION PLAN REVIEW STAGE. THE MUTCD(MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) SHALL BE THE REFERENCED FOR DESIGNING THE WORK ZONE AND REROUTING OF PEDESTRIANS AND BICYCLIST. REFERENCE: MUTCD TRAFFIC CONTROL FOR WORK ZONES; CHAPTER 6D.01 TRAFFIC CONTROL FOR PEDESTRIANS AND WORKERS AND CHAPTER 9 TRAFFIC CONTROL FOR BICYCLIST.
- PER SECTION 15-263(j), IF AT ANY TIME PRIOR TO TWO YEARS AFTER THE DATE THAT THE TOWN CONCLUDES THAT A STORMWATER MANAGEMENT SYSTEM (OR ANY COMPONENT THEREOF) HAS BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS, THE TOWN DETERMINES THAT THE STORMWATER MANAGEMENT SYSTEM (OR ANY COMPONENT THEREOF) INSTALLED TO MEET THE REQUIREMENTS OF THIS SECTION DOES NOT ACHIEVE THAT OBJECTIVE, THE TOWN MAY REQUIRE THE SUBMISSION OF REVISED PLANS AND THE INSTALLATION OF NEW, ALTERED, OR ADDITIONAL FACILITIES TO BRING THE DEVELOPMENT INTO COMPLIANCE. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR APPROVAL OF A FINAL PLAT, THE TOWN MAY REQUIRE THE APPLICANT TO POST A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY TO GUARANTEE COMPLIANCE WITH THIS SECTION.

EROSION CONTROL NOTES

- IF MORE THAN 20,000 SQ. FT. IS DISTURBED, A SEDIMENTATION AND EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF A EROSION CONTROL PERMIT.
- IF AN OFFSITE SOIL SPOIL OR BORROW SITE IS UTILIZED, THEN THE DISTURBED AREA FOR THE SPOIL/BORROW SITE MUST BE INCLUDED IN THE LAND-DISTURBANCE PLAN AND PERMIT UNLESS THE SPOIL/BORROW SITE ALREADY HAS A LAND-DISTURBANCE PERMIT.
- CLEARLY INDICATED LIMITS OF DISTURBANCE ARE SHOWN ON THE GRADING PLAN.

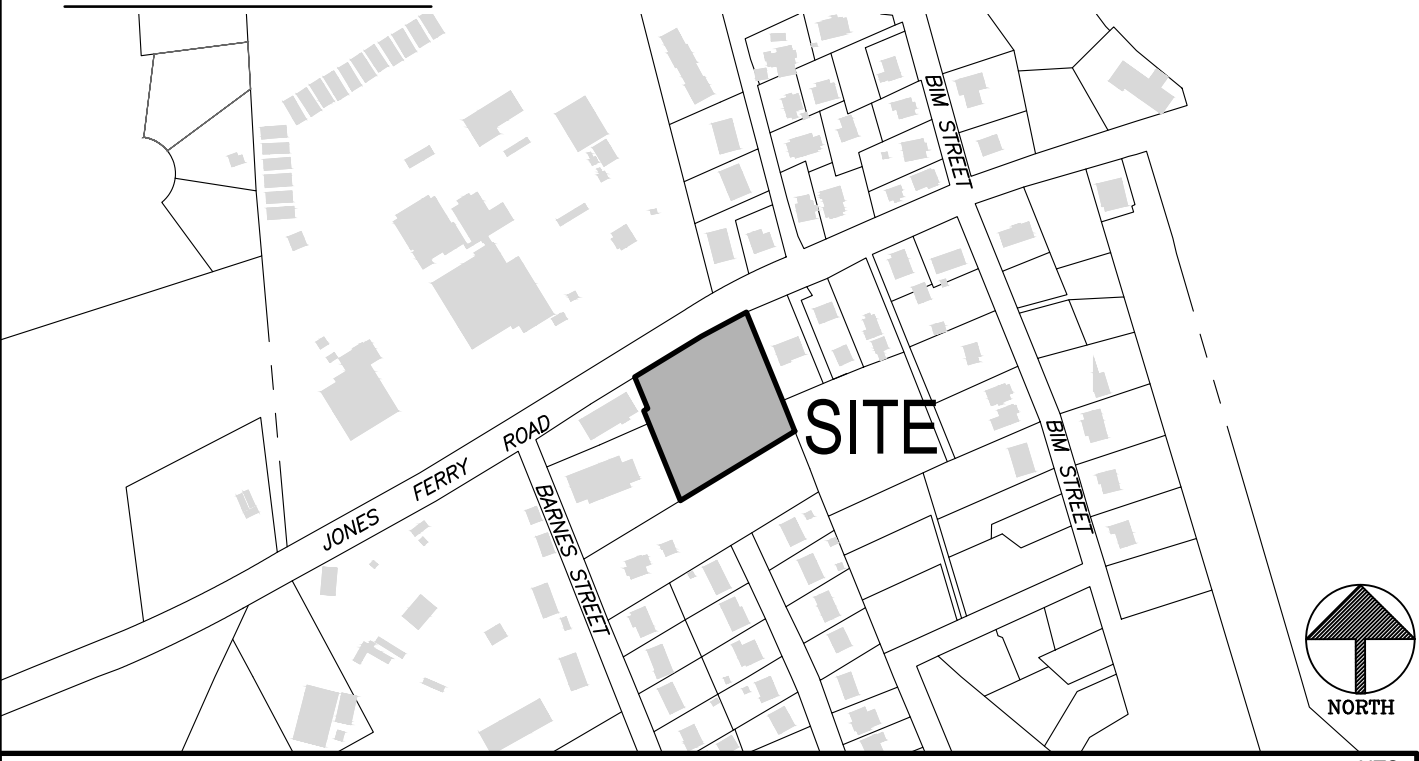
RESOURCE ORDINANCE COMPLIANCE

FLOODPLAIN PROTECTION: NO FLOODPLAIN AS PER FEMA MAP# 3710977800 K (NOVEMBER 17, 2017)
STEEP SLOPE PROTECTION: THERE ARE NO STEEP SLOPES ON THIS SITE.
WETLANDS PROTECTION: THERE ARE NO KNOWN WETLANDS ON THIS SITE.
STREAM BUFFERS: ZONE 1 STREAM BUFFER, ZONE 2 STREAM BUFFER

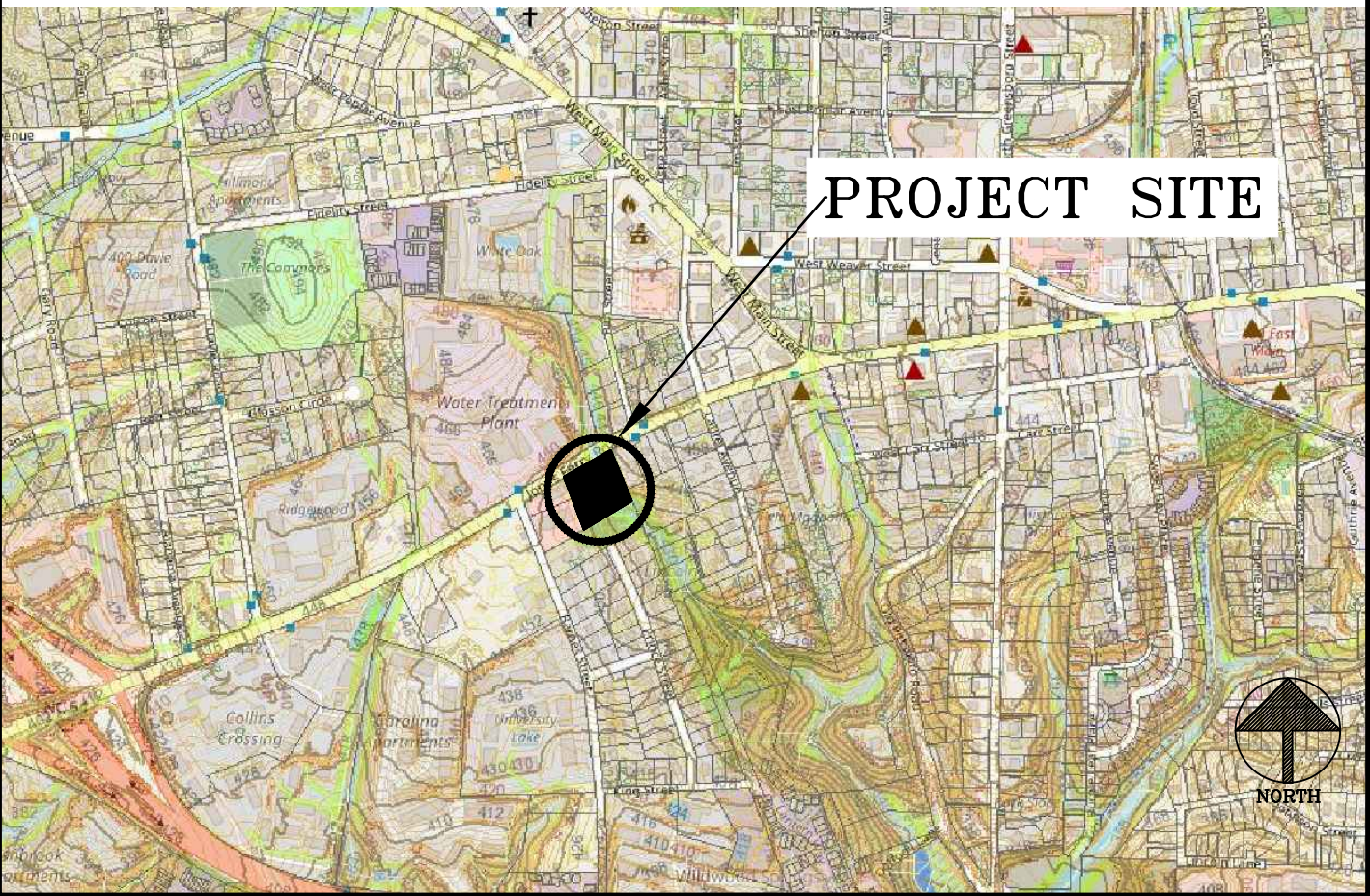
GENERAL NOTES

- TOPOGRAPHIC AND PROPERTY INFORMATION BASED ON SURVEY BY FREEHOLD LAND SURVEYS, INC., DATED MAY 2, 2016.
- THIS PROJECT IS SERVED BY EXISTING OWASA PUBLIC WATER AND SEWER.
- AN ALL WEATHER TRAVEL SURFACE MUST BE IN PLACE PRIOR TO RECEIVING A BUILDING PERMIT.
- FIRE LANE STRIPING WILL BE COORDINATED WITH THE CARRBORO FIRE MARSHAL PRIOR TO ISSUANCE OF A CO PER CHAPTER 12 OF THE CARRBORO TOWN CODE.
- THE APPLICANT SHALL PROVIDE TO THE ZONING DIVISION, PRIOR TO THE RELEASE OF THE **CERTIFICATE OF OCCUPANCY** FOR THE PROJECT OR BEFORE THE RELEASE OF A BOND IF SOME FEATURES ARE NOT YET IN PLACE AT THE TIME OF THE **CERTIFICATE OF OCCUPANCY**. MYLAR AND DIGITAL ASBUILTS FOR THE STORMWATER FEATURES OF THE PROJECT. DIGITAL ASBUILTS SHALL BE IN DXF FORMAT AND SHALL INCLUDE A BASE MAP OF THE WHOLE PROJECT AND ALL SEPARATE PLAN SHEETS. ASBUILT DXF FILES SHALL INCLUDE ALL LAYERS OR TABLES CONTAINING STORM DRAINAGE FEATURES. STORM DRAINAGE FEATURES SHALL BE CLEARLY DELINEATED IN A DATA TABLE. THE DATA WILL BE TIED TO HORIZONTAL CONTROLS.
- OPERATIONS AND USES ALLOWED BY THIS PROJECT WILL BE PERFORMED IN COMPLIANCE WITH THE "GOOD NEIGHOR" STANDARDS CONTAINED IN ARTICLE XI, SECTIONS 15161 THROUGH 15169 OF THE TOWN OF CARRBORO LAND USE ORDINANCE.
- THE APPLICABLE CODE FOR THIS BUILDING IS THE 2012 NORTH CAROLINA FIRE CODE (NCFI), OR THE MOST CURRENT EDITION IN EFFECT AT THE TIME OF CONSTRUCTION. THE INTERNATIONAL FIRE CODE (IFC) WITH NORTH CAROLINA AMENDMENTS.
- THE APPLICANT WAIVES PUBLIC RECYCLING COLLECTION BY ORANGE COUNTY AND OPTS TO CONTRACT WITH A PRIVATE VENDOR (GFL ENVIRONMENTAL) TO COLLECT BOTH RECYCLING AND SOLID WASTE FOR THIS FACILITY. SAID VENDOR WILL HAVE REVIEWED THE PLANS AND PROVIDED A "WILL SERVE" LETTER TO OCSW PRIOR TO FINAL PLAN APPROVAL STATING THAT THEY CAN AND WILL SERVICE THIS FACILITY IN THE MANNER DEPICTED ON THIS PLAN.
- STORM DRAINAGE SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
- ALL MULCH PILES SHALL MEET THE FOLLOWING REQUIREMENTS - NO MORE THAN 8 FT. IN HEIGHT, NO LARGER THAN 20 FT. IN DIAMETER AND SPACED 50 FT. BETWEEN EACH PILE.
- A BLASTING PERMIT SHALL BE REQUIRED FOR ANY BLASTING.
- THERE SHALL BE NO BURNING ON SITE.
- PUBLIC RECYCLING WAIVER:
A. APPLICANT ELECTS TO PROVIDE RECYCLING SERVICES TO RESIDENTS/TENANTS OF THIS PROPERTY IN LIEU OF BUILDING A RECYCLING STATION CONSTRUCTED TO ORANGE COUNTY SPECIFICATIONS. THE SITE WILL NOT RECEIVE PUBLIC RECYCLING COLLECTION NOW OR IN THE FUTURE UNLESS SUCH A RECYCLING STATION IS CONSTRUCTED OR CONTINGENCY FOR SUCH A STATION IS INCLUDED ON THE DEVELOPMENT PLANS.
B. APPLICANT MUST REQUIRE AT LEAST THE SAME LEVEL OF SERVICE (CURRENT OR FUTURE) TO ITS RESIDENTS AS THAT PROVIDED BY ORANGE COUNTY.
C. COUNTY FEES FOR RECYCLING AND WASTE MANAGEMENT ASSOCIATED WITH THIS PROJECT/PROPERTY WILL NOT BE WAIVED.
D. APPLICANT AGREES TO ENTER INTO A SERVICE AGREEMENT WITH A PRIVATE SOLID WASTE/RECYCLING COLLECTION CONTRACTOR THAT IS ACCEPTABLE TO ORANGE COUNTY. FURTHER, THE AGREEMENT SHALL PROVIDE FOR THE COLLECTION AND RECYCLING OF CORRUGATED CARDBOARD IN ADDITION TO THE OTHER CO-MINGLED RECYCLABLES AND A "WILL SERVE" LETTER SHALL BE PROVIDED TO AND APPROVED BY ORANGE COUNTY PRIOR TO APPROVAL OF FINAL CONSTRUCTION PLANS FOR THE PROPERTY/PROJECT.

VICINITY MAP



CONTEXT MAP



LIST OF SHEETS

SD-0.0 COVER
SD-0.1 NOTIFICATION MAP
SITE SURVEY
SD-1.0 EXISTING CONDITIONS
SD-2.0 SITE PLAN
SD-3.0 GRADING AND DRAINAGE PLAN
SD-4.0 EROSION CONTROL PLAN
SD-5.0 UTILITY PLAN
SD-6.0 LIGHTING PLAN
SD-7.0 LANDSCAPE PLAN
SD-8.0 DETAILS
A201 ARCHITECTURAL ELEVATIONS
A202 ARCHITECTURAL ELEVATIONS

APPROVAL STAMPS



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P.I.N. 9778656581

Job Number 1934

Drawn JSA, JCU, MTC
Checked JSA, PBR
Date 6/1/2020
Revisions 11/2/2020 TOWN COMMENTS
01/29/2021 JAB

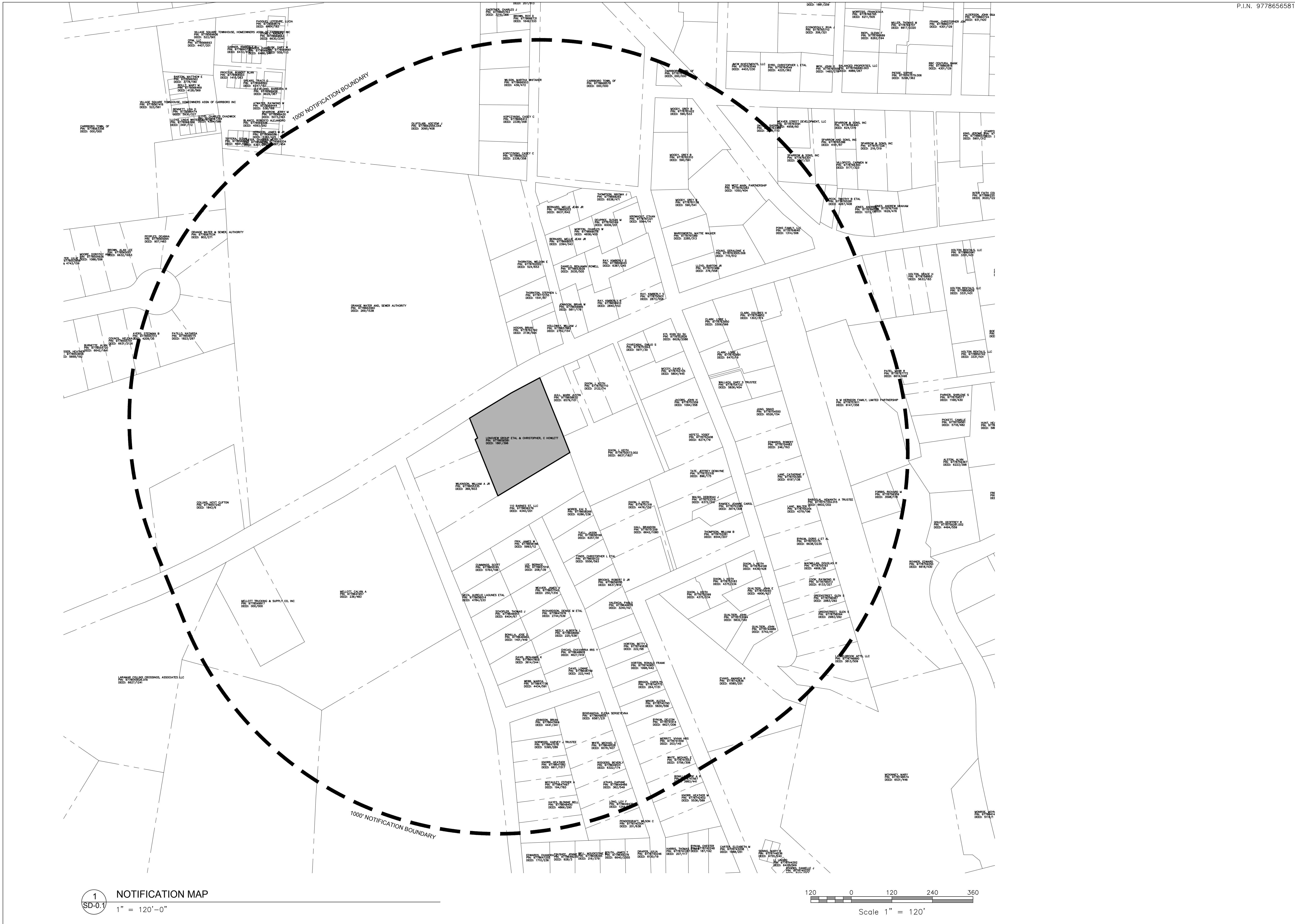
CONDITIONAL USE
PERMIT
PLANS NOT ISSUED
FOR CONSTRUCTION
PLANS NOT FOR
BIDDING PURPOSES

Sheet Title


COVER
SHEET

Sheet Number

SD-0.0




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Sheet Title

NOTIFICATION
MAP

Sheet Number

SD-0.1



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CONDITIONAL USE PERMIT

PLANS NOT ISSUED FOR CONSTRUCTION

PLANS NOT FOR BIDDING PURPOSES

Sheet Title

EXISTING CONDITIONS PLAN

Sheet Number

SD-1.0

existing conditions / demolition notes

1. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.
2. SEE SITE PLAN SHEET SD-2.0 FOR LAYOUT DIMENSIONS OF EXTENT OF DEMOLISHED AREAS. PAVED AREAS NOT INDICATED TO BE DEMOLISHED, ARE TO REMAIN. ALL CONCRETE SAW CUTS ARE TO BE CLEAN, STRAIGHT AND NEAT.
3. UTILITIES: SEE UTILITY PLANS. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR LOCATION, REMOVAL AND RELOCATION OF ANY UTILITIES. CONTRACTOR RESPONSIBLE FOR DETERMINING EXTENT AND LOCATION OF UTILITIES. THIS MAY INCLUDE CONTACTING "NO-CUTS" TO HELP LOCATE SOME UTILITIES.
4. CONTRACTOR TO ADJUST ALL MANHOLES, VALVES, JUNCTION BOXES, CATCH BASINS, CLEAN-OUTS, ETC., AS NECESSARY TO ACCOMMODATE NEW LAYOUT AND GRADES.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE NCDOT RIGHT OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHT OF WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO NCDOT STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO UTILITIES, SIDEWALKS, CURB AND GUTTER, ASPHALT.
6. CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE LIMITS OF DISTURBANCE AND OFF-SITE WORK ZONE INCLUDING TREES, STUMPS, TRASH, FENCING, OR BUILDING MATERIALS.
7. CONTRACTOR TO USE CAUTION WORKING AROUND AND NEAR EXISTING STORM, WATER AND SEWER. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
8. ALL PAVEMENT PATCHING SHALL BE PERFORMED PER NCDOT SPECIFICATIONS AND STANDARDS, AS APPLICABLE.

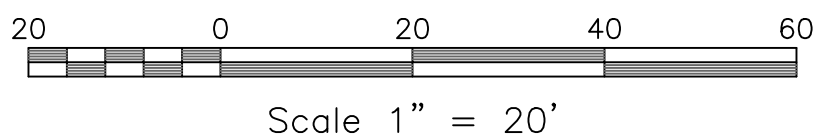
construction waste

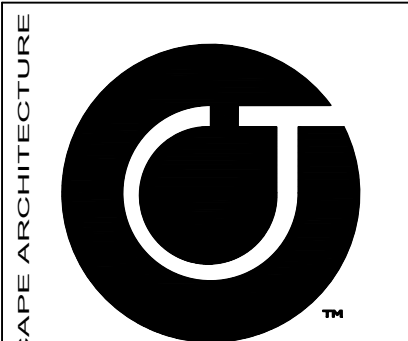
1. ALL EXISTING STRUCTURES 500 SQUARE FEET AND LARGER SHALL BE ASSESSED PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT TO ENSURE COMPLIANCE WITH THE COUNTY'S REGULATED RECYCLABLE MATERIALS ORDINANCE (RRMO) AND TO ASSESS THE POTENTIAL FOR DECONSTRUCTION AND/OR THE REUSE OF SALVAGEABLE MATERIALS. CONTACT THE ORANGE COUNTY SOLID WASTE ENFORCEMENT OFFICER AT 919-988-2788 TO ARRANGE FOR THE ASSESSMENT.
2. PURSUANT TO THE COUNTY'S RRMO, CLEAN WOOD WASTE, SCRAP METAL, AND CORRUGATED CARDBOARD PRESENT IN CONSTRUCTION OR DEMOLITION WASTE MUST BE RECYCLED.
3. PURSUANT TO THE COUNTY'S RRMO, ALL HAULERS OF MIXED CONSTRUCTION AND DEMOLITION WASTE WHICH INCLUDES ANY REGULATED RECYCLABLE MATERIALS SHALL BE LICENSED BY ORANGE COUNTY.
4. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT SHALL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH SOLID WASTE STAFF. THIS MAY BE THE SAME PRE-CONSTRUCTION MEETING HELD WITH OTHER DEVELOPMENT/ENFORCEMENT OFFICIALS.



1 EXISTING CONDITIONS PLAN

SD-1.0 1" = 20'-0"





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Sheet Title

SITE
PLAN

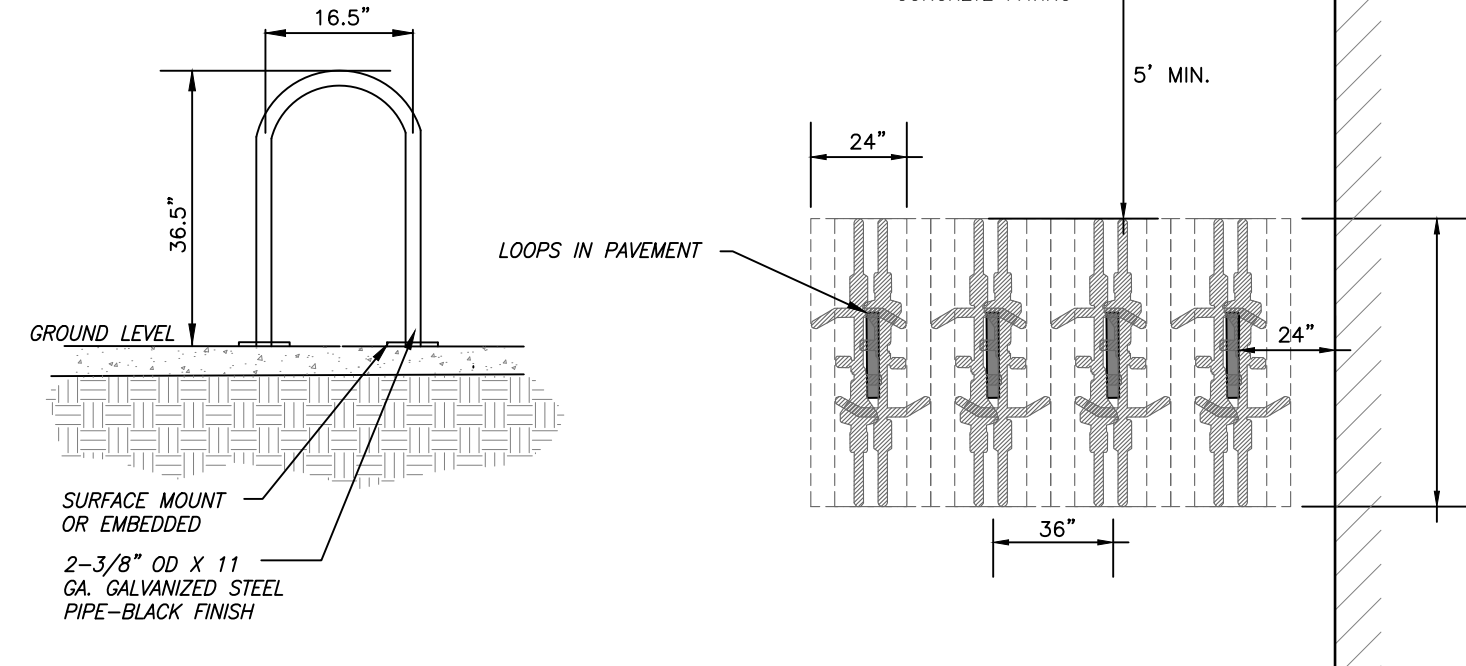
Sheet Number

SD-2.0

site plan notes

- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
- LAY OUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
- REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
- THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 - 2009 AND CHAPTER 11 OF THE NCBC) UNLESS AND EXCEPT IN AREAS WHERE AN APPROVED STATEMENT FROM A SITE ENGINEER, SURVEYOR OR ARCHITECT VERIFIES THAT SITE CONDITIONS EXIST WHERE THE TOPOGRAPHY OF THE SITE IS EXTREME AND ONLY ALTERNATE METHODS OF COMPLIANCE ARE POSSIBLE.

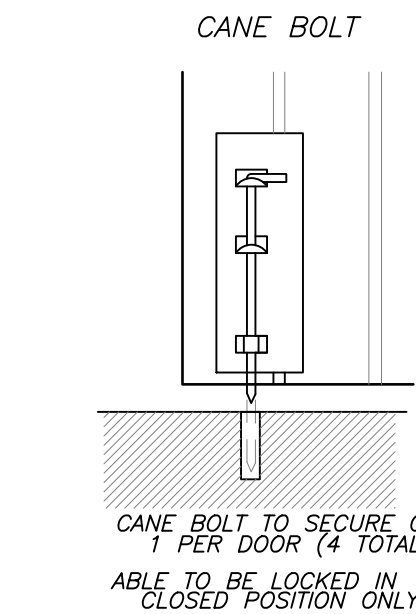
- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.



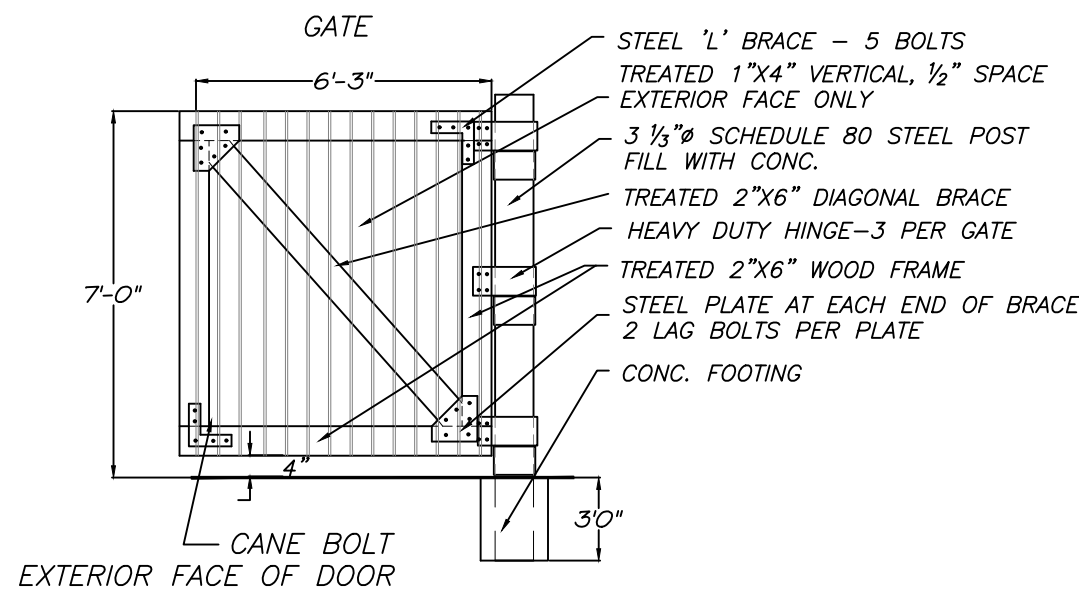
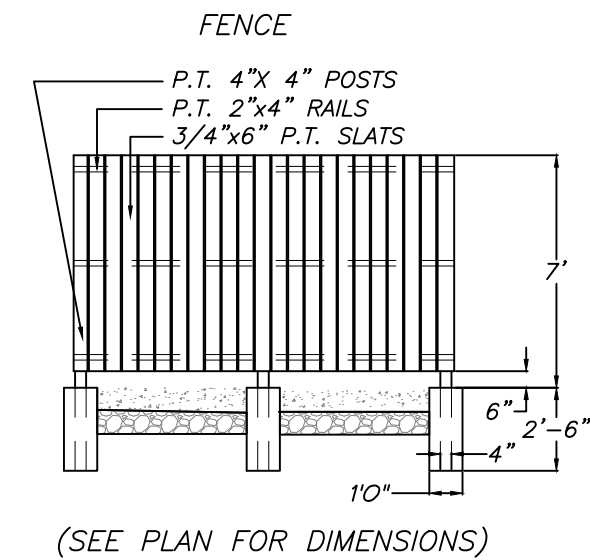
NOTE:
BICYCLE RACKS THAT ARE PLACED PARALLEL TO EACH OTHER SHALL BE SPACED AT LEAST 36 INCHES APART. BICYCLE RACKS SHALL BE SPACED 24 INCHES FROM WALLS, CURB FACES, PAVEMENT EDGES, AND OTHER OBSTRUCTIONS. (UDO 10.4.4)

2 BICYCLE RACK

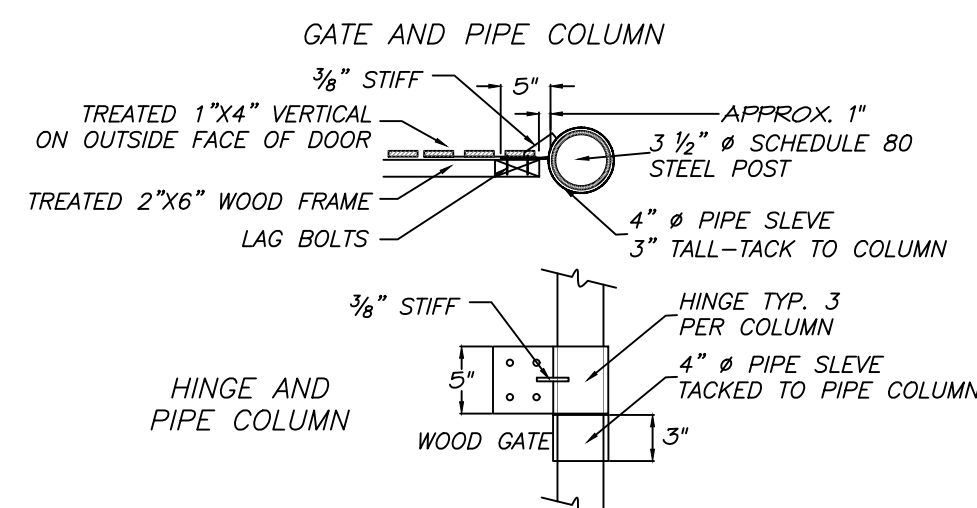
SD-2.0 NTS



ALL WOOD TO BE TREATED FOR EXTERIOR USE



EXTERIOR FACE OF DOOR



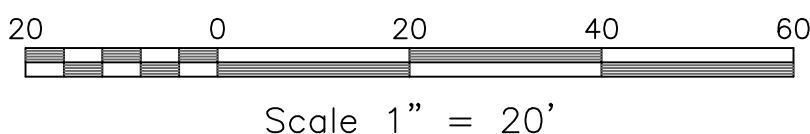
3 SCREEN WALL & GATE

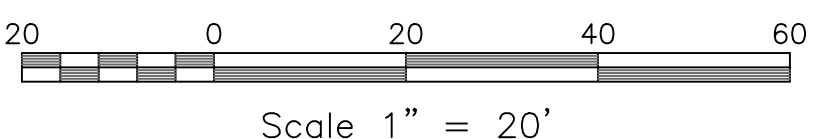
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1 SITE PLAN

SD-2.0 1" = 20'-0"





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ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE

SEAL 35003

PROFESSIONAL ENGINEER
NORTH CAROLINA
BOYSTER, B. ROYSTER

Project

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PLANS NOT FOR
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Sheet Title

EROSION
CONTROL
PLAN

Sheet Number

SD-4.0

67

1. INSTALL SILT FENCE PRIOR TO WORK IN ANY AREA TO PREVENT SILT FROM LEAVING SITE.
2. ALL STORMWATER PIPING SHALL BE PROTECTED FROM FLOW UNTIL STABILIZATION IS ACHIEVED. PROTECTION SHALL BE INSTALLED AT THE END OF CONSTRUCTION EACH WORK DAY AND AT ANY TIME RAIN EVENTS CAUSE FLOW INTO OPEN TRENCH, PER DETAILS.
3. ALL STORMWATER STRUCTURES SHALL BE PROTECTED FROM INFLOW UNTIL STABILIZATION IS ACHIEVED USING EITHER STAKED HARDWARE CLOTH OR SILT SACKS, PER DETAILS.
4. CONSTRUCTION ENTRANCES SHOWN ARE IN SUGGESTED LOCATIONS. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AND MAINTAINED SUCH THAT NO CONSTRUCTION TRAFFIC MAY LEAVE THE SITE WITHOUT PASSING OVER THE ENTRANCE DEVICE.
5. NOTIFICATION OF COMBINED SELF-MONITORING AND SELF-INSPECTION FORM:

THE SEDIMENTATION POLLUTION CONTROL ACT WAS AMENDED IN 2006 TO REQUIRE THAT PERSONS RESPONSIBLE FOR LAND-DISTURBING ACTIVITIES INSPECT A PROJECT AFTER EACH PHASE OF THE PROJECT TO MAKE SURE THAT THE APPROVED EROSION CONTROL PLAN IS BEING FOLLOWED. RULES DETAILING THE DOCUMENTATION OF THESE INSPECTIONS TOOK EFFECT OCTOBER 1, 2010.

TO SIMPLIFY DOCUMENTATION OF SELF-INSPECTION REPORTS AND SELF-MONITORING REPORTS, DWO AND DEMLR DEVELOPED A COMBINED FORM. THE SELF-INSPECTION PROGRAM IS SEPARATE FROM THE WEEKLY SELF-MONITORING PROGRAM OF THE NPDES STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES. THE FOCUS OF THE SELF-INSPECTION REPORT IS THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES ACCORDING TO THE APPROVED PLAN. THE INSPECTIONS SHOULD BE CONDUCTED AFTER EACH PHASE OF THE PROJECT, AND CONTINUED UNTIL PERMANENT GROUND COVER IS ESTABLISHED. THE FORM CAN BE ACCESSSED AT: [HTTP://PORTAL.NCDENR.ORG/WEB/R/EROSION](http://portal.ncdenr.org/web/r/erosion)

IF YOU HAVE QUESTIONS OR CANNOT ACCESS THE FORM, PLEASE CONTACT THE RALEIGH REGIONAL OFFICE AT (919) 791-4200.

2/SD-40 EROSION CONTROL NOTES

PRE-CONSTRUCTION

1. VERIFY THAT ALL APPROVALS AND PERMITS NECESSARY TO BEGIN AND COMPLETE THE PROJECT ARE IN HAND. APPROVAL AND PERMITS MUST BE OBTAINED PRIOR TO DISTURBANCE SO THAT WORK WILL NOT BE INTERRUPTED OR DELAYED DUE TO THE LACK OF APPROVED PLANS.
2. SCHEDULE AND HOLD A PRECONSTRUCTION CONFERENCE BEFORE STARTING DEMOLITION, CLEARING OR GRADING WITH THE OWNER, CONTRACTOR RESPONSIBLE FOR GRADING AND EROSION CONTROL, PERSON RESPONSIBLE FOR SUPERVISING IMPLEMENTATION OF THE EROSION CONTROL PLAN, AND THE ORANGE COUNTY EROSION CONTROL INSPECTOR.
3. INSTALL A RURAL TYPE MAILBOX ON THE SITE TO HOLD A COPY OF THE APPROVED EROSION CONTROL PLAN AND TO PROVIDE A PLACE FOR THE INSPECTOR(S) TO LEAVE INSPECTION REPORTS, COMPLIANCE NOTICES, ETC. PLACE THE MAILBOX IN A CONVENIENT LOCATION, SUCH AS AT THE ENTRANCE TO THE SITE OR NEXT TO THE CONSTRUCTION TRAILER. EROSION CONTROL PERSONNEL WILL LEAVE CORRESPONDENCE IN THE BOX AND RAISE THE RED FLAG IF PERSONNEL RESPONSIBLE FOR EROSION CONTROL CANNOT BE LOCATED ON THE SITE. SITE PERSONNEL SHOULD CHECK THE BOX DAILY.

CONSTRUCTION

4. INSTALL GRAVEL CONSTRUCTION ENTRANCE.
5. INSTALL SILT FENCE. CLEAR AND DEMO AREAS SHOWN INSIDE OF THE LIMITS OF DISTURBANCE AS NECESSARY TO BEGIN CONSTRUCTION. LIMIT DISTURBANCE TO AREAS NECESSARY FOR CONSTRUCTION ACTIVITIES AT THAT TIME. STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
6. CONSTRUCT NEW STORM DRAINAGE. INSTALL INLET PROTECTION AROUND NEW INLETS IMMEDIATELY AFTER CONSTRUCTION. SEAL ALL JUNCTION BOXES FROM STORMWATER INTAKE FROM SURFACE.
7. MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY ONE TIME.
8. IF IT IS DETERMINED DURING THE COURSE OF CONSTRUCTION THAT SIGNIFICANT SEDIMENT IS LEAVING THE SITE DESPITE PROPER IMPLEMENTATION AND MAINTENANCE OF THE APPROVED EROSION CONTROL PLAN, THE PERSON RESPONSIBLE FOR THE LAND DISTURBING ACTIVITY IS OBLIGATED TO TAKE ADDITIONAL PROTECTIVE ACTION.
9. INSPECT AND MAINTAIN THE EROSION CONTROL DEVICES SO THEY CONTINUE TO FUNCTION PROPERLY. REFER TO THE INSTRUCTIONS IN THE EROSION CONTROL PLAN FOR SPECIFIC INSTRUCTIONS FOR EACH DEVICE. THE PERSON RESPONSIBLE FOR EROSION CONTROL IS ALSO RESPONSIBLE FOR TAKING THE INITIATIVE IN INSPECTING AND MAINTAINING THESE DEVICES. DO NOT WAIT FOR EROSION CONTROL PERSONNEL TO POINT OUT THE NEED FOR REPAIRS AND MAINTENANCE. KEEP MUD AND DEBRIS OFF THE PUBLIC STREET AT ALL TIMES. IF MUD OR DEBRIS IS TRACKED FROM THE SITE, USE A SHOVEL AND BROOM TO REMOVE IT IMMEDIATELY. IF MUD AND DEBRIS ARE NOT KEPT OFF THE STREET, ENFORCEMENT ACTION (REVOKING THE GRADING PERMIT AND/OR A STOP WORK ORDER) MAY BE TAKEN!!
11. IN ADDITION TO THE INSPECTIONS BY THE CONTRACTOR THE OWNER, THE FINANCIALLY RESPONSIBLE PARTY, OR THEIR AGENT MUST CONDUCT INSPECTIONS IN ACCORDANCE WITH THE NPDES GENERAL PERMIT AND NCDEQ'S SELF-INSPECTION PROGRAM FOR EROSION AND SEDIMENT CONTROL.
12. PERMANENTLY STABILIZE ALL DISTURBED AREAS. REFER TO SEEDING SCHEDULE FOR TYPES OF STABILIZATION TO BE USED.
13. WHEN CONSTRUCTION IS COMPLETED, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES AFTER THE DRAINAGE AREA ABOVE HAS BEEN SUFFICIENTLY BEEN STABILIZED TO RESTRAIN EROSION. REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SEDIMENT AND THE DEBRIS FROM THE DEVICES, AND STABILIZE THE LOCATION.
14. ARRANGE A FINAL INSPECTION WITH THE EROSION CONTROL INSPECTOR TO CONFIRM THAT ALL REQUIREMENTS OF THE APPROVED EROSION CONTROL PLAN HAVE BEEN COMPLETED.

3/SD-40 CONSTRUCTION SEQUENCE

ALL INSTALLED BMP'S (WATER QUALITY AND DETENTION DEVICES) MUST BE CERTIFIED BY THE ENGINEER OF RECORD AS CONSTRUCTED PER THE APPROVED CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AND THAT AS-BUILT CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN.

LINE	BEARING	DISTANCE
L1	N 59°19'45" E	8.46'

NC GRID NAD 83 (2011)



LINE	BEARING	DISTANCE
L1	N 59°19'45" E	8.46'

NC GRID NAD 83 (2011)

PIN: 9778-65-4465
LEATON C. MEACHUM, JR.
EVELYN R. MEACHUM
D.B. 877/298
101 BARNES ST.
ZONING: M1
USE: 2,100

PIN: 9778-65-5335
WILLIAM A. WILKINSON, JR.
MARTHA O. WILKINSON
D.B. 366/603
103 BARNES ST.
ZONING: M1
USE: 2,100

PIN: 9778-65-8620
HARRIET ROBINSON
NO DEED REF.
301 JONES FERRY RD.
ZONING: R75
USE: 1,100

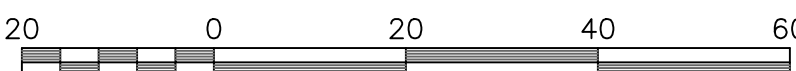
PIN: 9778-75-0573.004
KEITH L. DIXON
KIOWA T. DIXON
D.B. 3366/234
#4 REDDOOR CONDO
P.B. 96/93
ZONING: R75
USE: 1,200

PIN: 9778-65-6276
110 BARNES ST., LLC
D.B. 4340/201
110 BARNES ST.
ZONING: R75
USE: 1,100

1
SD-5.0

UTILITY PLAN

1" = 20'-0"



Scale 1" = 20'

utility notes

GENERAL NOTES:

- CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (1-800-632-4949) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICE INDEPENDENT OF "NORTH CAROLINA ONE CALL".
- ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY OWASA.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH OWASA STANDARDS AND SPECIFICATIONS.
- ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
- BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN: N.C.D.O.T. RIGHT-OF-WAY; CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADING CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- POWER, TELEPHONE, AND GAS SERVICES TO BUILDINGS SHALL BE UNDERGROUND. ACCESS AND SERVICE ROUTES TO BE COORDINATED WITH THE PUBLIC UTILITIES, CONTRACTOR AND THE OWNER.
- RESURFACING OF STREET DUE TO UTILITY CUTS SHALL BE REQUIRED AT THE DIRECTION OF NCDOT ENGINEERING. (MINIMUM 50' TO EITHER SIDE OF UTILITY CUTS).

SANITARY SEWER:

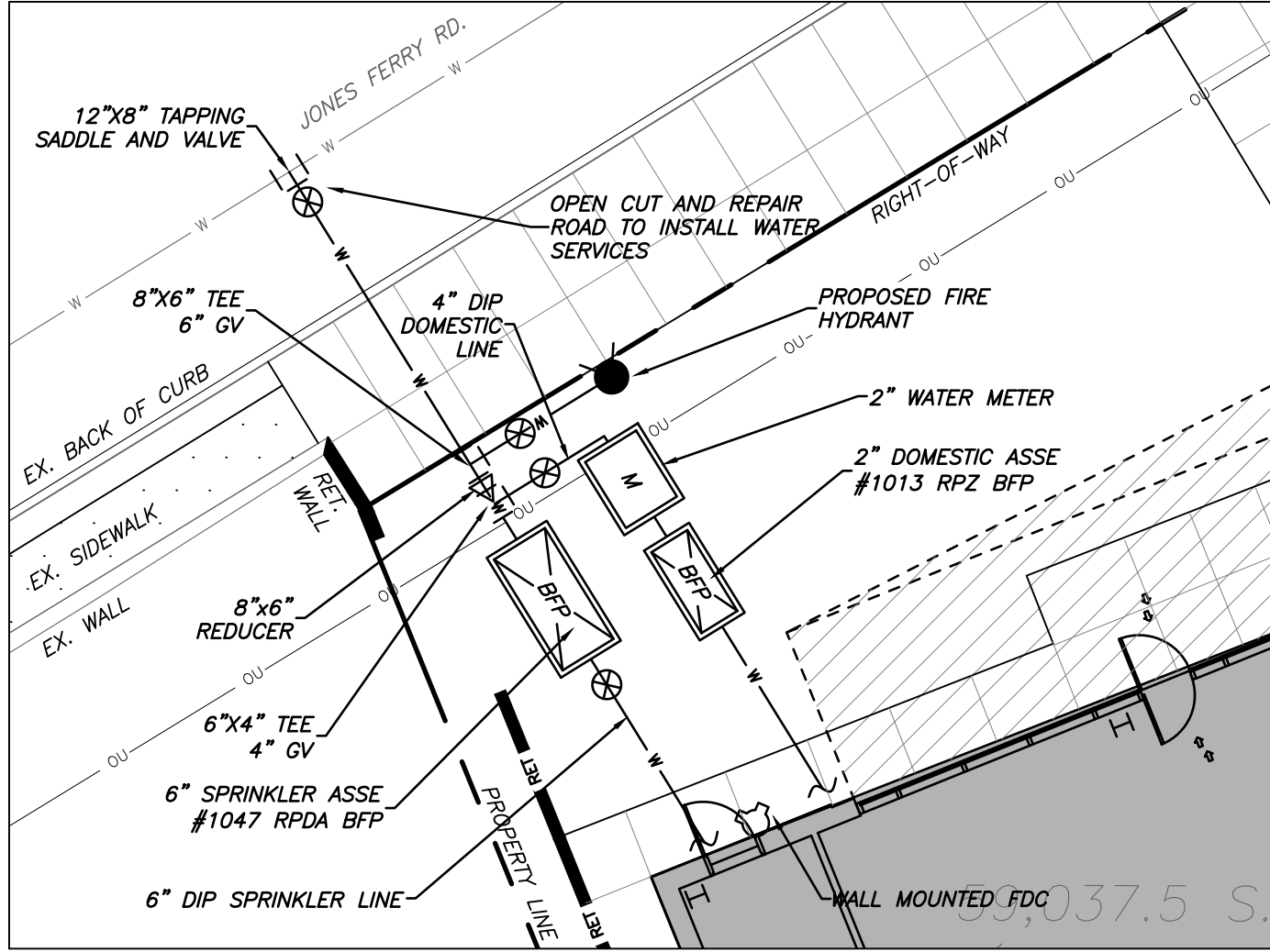
- BACKFLOW PREVENTORS SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
- MINIMUM COVER OF 5 FEET IN TRAFFIC AREAS TO BE PROVIDED FOR ALL COLLECTOR LINES 4 INCHES AND LARGER. IF LESS THAN 5 FEET, DUCTILE IRON PIPE SHALL BE REQUIRED.
- MINIMUM SLOPE FOR 4 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 2.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.
- MINIMUM SLOPE FOR 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET.

WATER:

- WATERLINES WILL BE 3' OFF CURB AND GUTTER UNLESS SHOWN OTHERWISE.
- LAY WATER MAINS AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SANITARY SEWERS. IF LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT SEPARATION, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER PIPE EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON A BENCH OF UNDISTURBED EARTH.
- WHEN A PROPOSED WATER MAIN CROSSES OVER A PROPOSED OR EXISTING SANITARY SEWER, LAY THE WATER MAIN WITH AT LEAST 18" VERTICAL SEPARATION ABOVE THE TOP OF THE SANITARY SEWER. IF LOCAL CONDITIONS PREVENT AN 18" VERTICAL SEPARATION, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER FOR A DISTANCE OF 10 FEET ON EACH SIDE TO THE POINT OF CROSSING WITH FERROUS PIPE HAVING WATER MAIN QUALITY JOINTS.
- WHEN A PROPOSED WATER MAIN CROSSES UNDER A PROPOSED OR EXISTING SANITARY SEWER, CONSTRUCT BOTH THE WATER MAIN AND THE SANITARY SEWER OF FERROUS MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. CENTER THE SECTION OF WATER PIPE AT THE POINT OF CROSSING.
- MAINTAIN A MINIMUM COVER OF 36" AND MAXIMUM COVER OF 42" BELOW FINISHED GRADE OVER ALL PIPES UNLESS OTHERWISE DIRECTED OR SHOWN ON THE PLANS. DUE TO THE HEIGHTS OF VALVES, INCREASE THE COVER DEPTHS ADJACENT TO THE VALVES OR VARIED AT POINTS OF TIE-IN TO EXISTING LINES.
- ALL FDC(S) AND HYDRANT(S) SHALL BE 5" STORZ CONNECTIONS AND MEET TOWN OF CARRBORO STANDARDS.

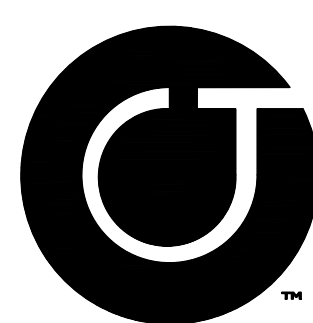
fire notes

- PROVIDE FIRE PLANS EXAMINER ONE COPY OF CONSTRUCTION DRAWINGS, SHOWING UNDERGROUND PIPING LAYOUT AND ALL FIRE APPURTENANCES. PERMIT FOR INSTALLATION OF PRIVATE FIRE HYDRANT(S) MUST BE ISSUED BY FIRE PLANS EXAMINER PRIOR TO INSTALLATION OF SAID HYDRANTS.
- THE ESTABLISHMENT OF FIRE LANES, IN ACCORDANCE WITH SECTION 503.3 OF THE NC FIRE CODE, MAY BE REQUIRED WHERE IT BECOMES APPARENT AFTER OCCUPANCY OF THE DEVELOPMENT THAT PARKING WITHIN THE ROADWAYS CREATES DIFFICULTIES FOR THE PASSAGE OF FIRE EQUIPMENT.



2 WATER SERVICES

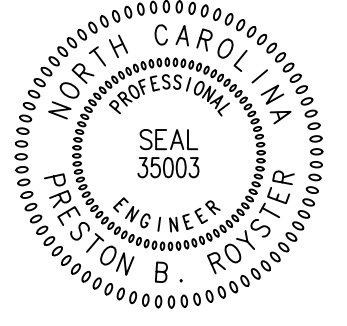
1" = 10'-0"



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ENGINEERS AND SURVEYORS
LIC # C-1209
NC BOARD OF LANDSCAPE
ARCHITECTS LIC # C-104



303 Jones Ferry Road
Carrboro, NC

P.I.N. 9778656581

Job Number 1934

Drawn	JSA, JCI, MTC
Checked	JSA, PBR
Date	6/1/2020
Revisions	11/2/2020 TOWN COMMENTS 01/23/2021 JAB

CONDITIONAL USE
PERMIT
PLANS NOT ISSUED
FOR CONSTRUCTION
PLANS NOT FOR
BIDDING PURPOSES

Sheet Title

UTILITY
PLAN

Sheet Number

SD-5.0

lighting notes

- MEASURES SHALL BE PROVIDED TO PREVENT LIGHT SPILLOVER ONTO ADJACENT PROPERTIES AND GLARE TOWARD MOTOR VEHICLE OPERATORS. EXTERIOR LIGHTS SHALL BE SHIELDED SO THEY DO NOT CAST DIRECT LIGHT BEYOND THE PROPERTY LINE.
- CONTRACTOR TO PROVIDE 2" SCH 40 RVC GRAY ELECTRICAL CONDUIT UNDER PAVEMENT, UNDER HEAVILY LANDSCAPED AREAS AND AS NECESSARY TO PROVIDE ACCESS TO ALL LIGHT FIXTURES/POLES AND CONNECT BACK TO ELECTRICAL TIE IN LOCATIONS.
- CONTRACTOR TO COORDINATE LIGHT POLE AND CONDUIT LOCATIONS PRIOR TO PAVING.
- ALL ELECTRICAL CONDUIT, LIGHT POLES AND FIXTURES SHALL BE FURNISHED BY THE CONTRACTOR.
- ALL CONDUIT ENDS ARE TO BE CAPPED TO PREVENT ENTRY OF DEBRIS.
- ALL CONDUITS MORE THAN 30' IN LENGTH SHALL HAVE A POLY STRING INSTALLED.
- ALL JOINTS ARE TO BE SOLVENT WELDED.



Focus 18 Inch Tall 1 Light LED Outdoor Wall Light by Maxim Lighting
Copyright © 2019/2020 WFLA (9778) 3359482000
★★★★★ 4.8 Avg Rating 2 Reviews
\$144.00
Shipping at \$14.00 with [WFLA](#) [Express](#) [2-Day](#)

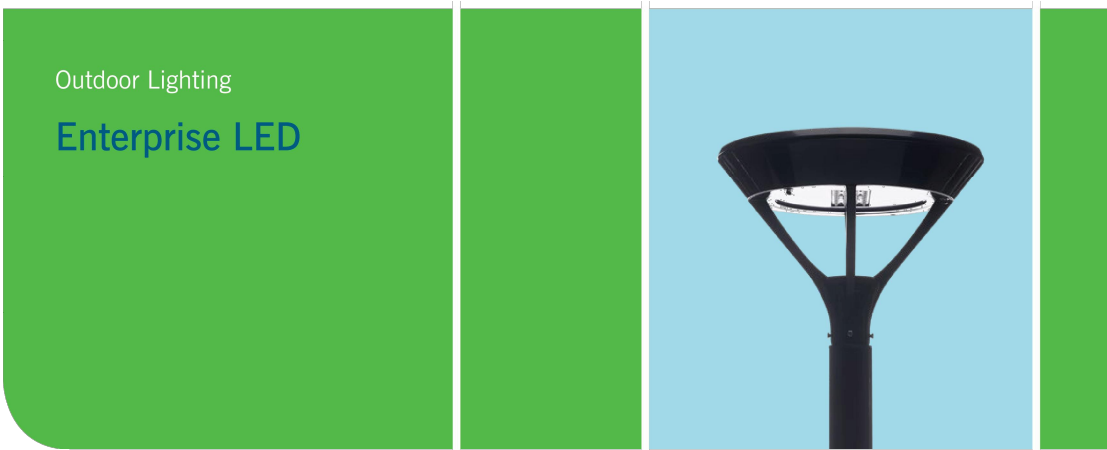
Finish: Black
Glass: Bubble
Expected Ship Date: Dec 24, 2020
FREE SHIPPING!

1 ADD TO CART
PROMO Code: 1.800.344.4466 or [Click to Chat](#) for Trade Pricing

Share [Facebook](#) [Twitter](#) [LinkedIn](#) [Email](#) [Print This Page](#)

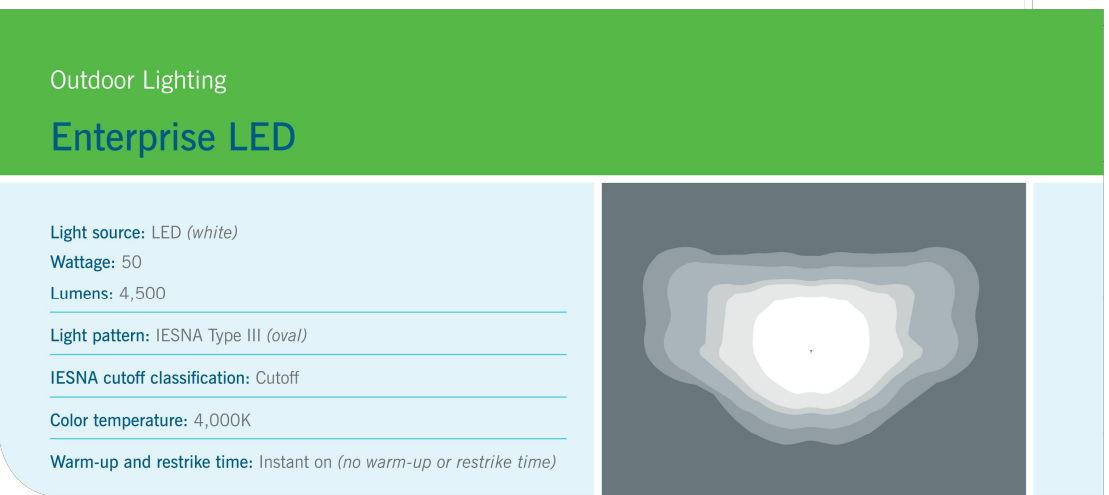
100% PRICE PROTECTION GUARANTEE FAST & EASY RETURNS ENCRYPTED SECURE CHECKOUT

WALL SCOUNCE



Illuminate streetscapes and pedestrian areas with the Enterprise LED. This sleek, energy-efficient fixture will add modern appeal to any neighborhood or park.

LED (Light Emitting Diode)	50 watts
Mounting height	12'
Color	Black
Poles	Style A, B, C, D, E, F

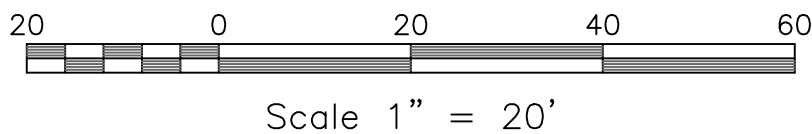


Light source: LED (white)
Wattage: 50
Lumens: 4,500
Light pattern: IESNA Type III (wall)
IESNA cutoff classification: Cutoff
Color temperature: 4,000K
Warm-up and restrike time: Instant on (no warm-up or restrike time)

Pole available:	Mounting height	Color
Type		
Aluminum	12'	Black

Features	Benefits
Little or no upfront capital cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 100 years of experience	A name you can trust today ... and tomorrow

15' POLE LIGHT



NOTE:
PROPOSED HOURS OF OPERATION WILL BE FROM 8AM-8PM.
BUILDING OWNER WILL HAVE CONTROL AND MAINTENANCE OF BUILDING MOUNTED LIGHTING.
DUKE ENERGY LEASED LIGHTS (PARKING LOT) WILL CONTROLLED AND OPERATED BY DUKE ENERGY.

NOTE:
IF LIGHT FIXTURE LOCATIONS NEED TO MOVE TO A LOCATION OTHER THAN WHAT IS SHOWN AND APPROVED IN THESE PLANS, THEN THE DEVELOPER'S CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A REVISED LIGHTING PLAN TO THE TOWN OF CARRBORO PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO MOVING THEM.

LINE	BEARING	DISTANCE
L1	N 59°19'45" E	8.46'

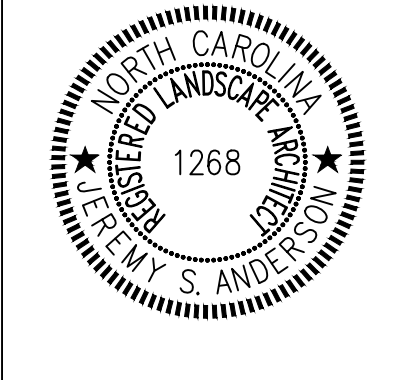
NC GRID NAD 83 (2011)

PIN: 9778-65-4465
LEATON C. MEACHUM, JR.
EVELYN R. MEACHUM
D.B. 877/298
101 BARNES ST.
ZONING: M1
USE: 2,100

PIN: 9778-65-6620
HARRIET ROBINSON
NO DEED REF.
301 JONES FERRY RD.
ZONING: R75
USE: 1,100

PIN: 9778-75-0573.004
KEITH L. DIXON
KIOWA T. DIXON
D.B. 3366/234
#4 REDDOOR CONDO
P.B. 96/93
ZONING: R75
USE: 1,200

PIN: 9778-65-6276
110 BARNES ST.
ZONING: R75
USE: 1,100



QTY	EVGN	KEY	BOTANICAL NAME	COMMON NAME	SIZE*	SPACING	REMARKS
TREES							
3		GB	Ginkgo biloba 'Autumn Gold'	Ginkgo	2.5" CAL.	8' ht.	AS SHOWN SINGLE TRUNK & LEADER
5		QS	Quercus shumardii	Shumard Oak	2.5" CAL.	8' ht.	AS SHOWN SINGLE TRUNK & LEADER
2		TD	Taxodium distichum	Bald Cypress	2.5" CAL.	8' ht.	AS SHOWN SINGLE TRUNK & LEADER
4		UP	Ulmus parvifolia 'Emer II'	Allele Elm	2.5" CAL.	8' ht.	AS SHOWN SINGLE TRUNK & LEADER
SHRUBS							
18		CH	Cotoneaster horizontalis	Cotoneaster	12" HT.		AS SHOWN FULL AND MATCHING
25		LC	Loropetalum chinense	Loropetalum	12" HT.		AS SHOWN FULL AND MATCHING
49		MS	Miscanthus sinensis 'Adagio'	Miscanthus	12" HT.		AS SHOWN FULL AND MATCHING
20		PL	Prunus laurocerasus	English Laurel	12" HT.		AS SHOWN FULL AND MATCHING
29		VO	Viburnum abovatum 'Raulston's Hardy'	Viburnum	12" HT.		AS SHOWN FULL AND MATCHING
141							
GROUND COVER							
AR			LAWN AS REQUIRED TO MATCH EXISTING			AS REQUIRED	

* "SIZE" REFERS TO SIZE OF PLANT MATERIAL AT TIME OF INSTALLATION. ALL PLANT MATERIAL SPECIFIED MUST MEET OR EXCEED THE SIZE INDICATED AT THE TIME OF INSTALLATION

PLANT LIST

LANDSCAPE NOTES

- LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
- IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
- BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT SITE AND PERFORM THE WORK SPECIFIED INCLUDING FINE GRADING AND INCORPORATION OF TOP SOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN, WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR IN CONTRACT DOCUMENTS.
- IN LAWN AREAS, 2" TOPSOIL SHALL BE TILLED INTO THE TOP 5" OF GROUND PRIOR TO SEEDING.
- CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES DURING INSTALLATION, AND SHALL PROMPTLY REPAIR AND RESTORE SERVICES AT NO ADDITIONAL COST TO THE OWNER IF DAMAGE OCCURS DURING INSTALLATION. CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE FULL SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR COORDINATION WITH UTILITIES, ARCHITECTURAL FEATURES, ETC.
- CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
- MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
- ANY DAMAGE TO EXISTING CONDITIONS OUTSIDE THE CONTRACT LIMITS, INCLUDING CURBS, SIDEWALKS, TURF AREAS AND PAVING, SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR WITHOUT EXTRA COST TO THE OWNER.
- IN CASE OF DISCREPANCY BETWEEN THE QUANTITY OF PLANTS ON THE PLANS COMPARED TO THE PLANT LIST, THE CONTRACTOR SHALL SUPPLY QUANTITIES AS SHOWN ON THE PLANS.
- ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, OR GRASS.

SCREENING CALCULATIONS

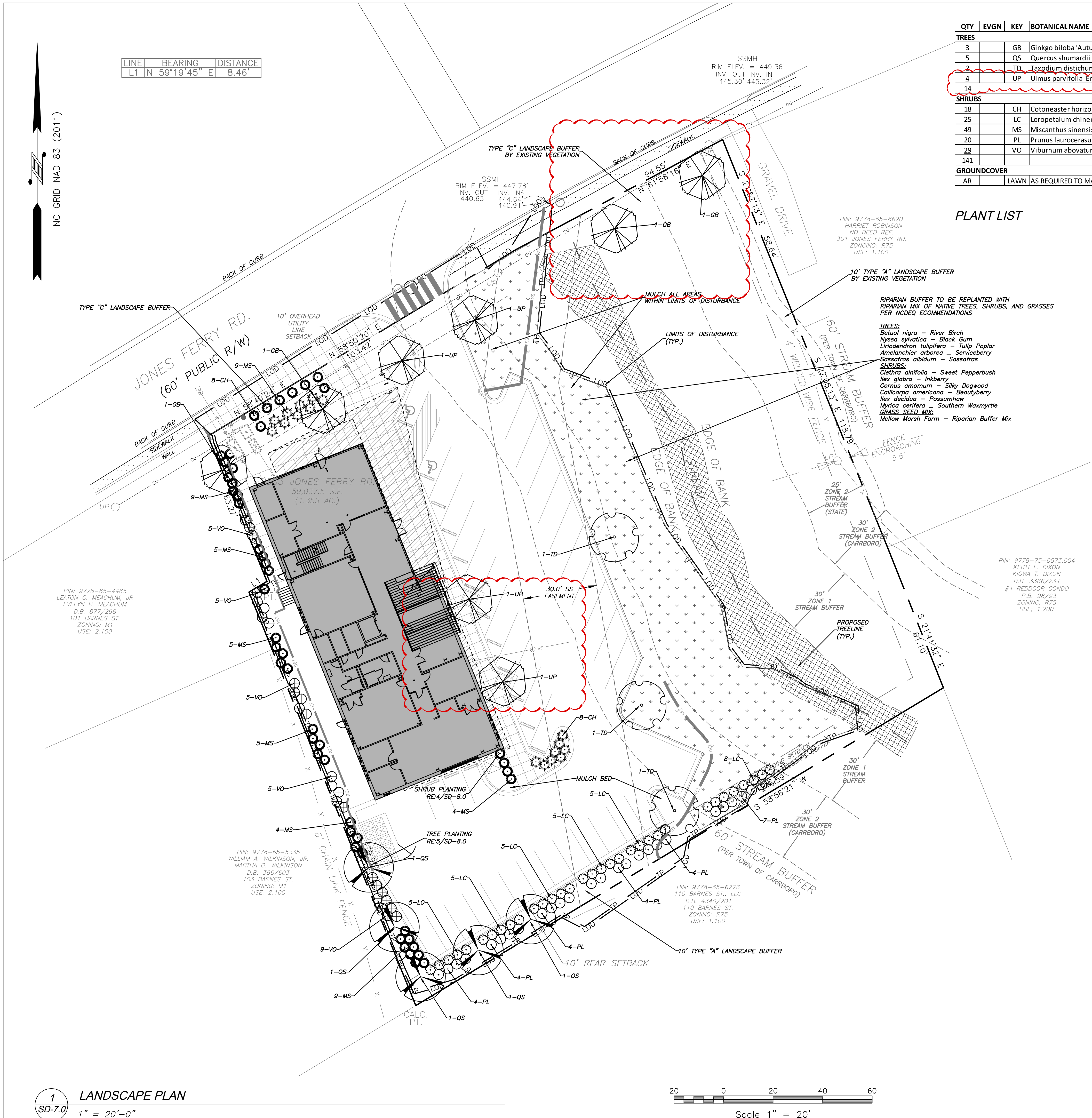
PROPOSED USE = 5,320 (ARTS CENTER)
EX. ADJACENT. USE = 2,100 (COMMERCIAL BUILDING) AND 1,100 (RESIDENTIAL / SINGLE FAMILY)
PROPOSED 5,320 USE TO ADJ. 1,100 USE = TYPE A "OPAQUE"
TYPE A "OPAQUE" = SCREEN THAT IS OPAQUE FROM THE GROUND TO HEIGHT OF 6' MIN.
4 TREES & 60 SHRUBS PROPOSED

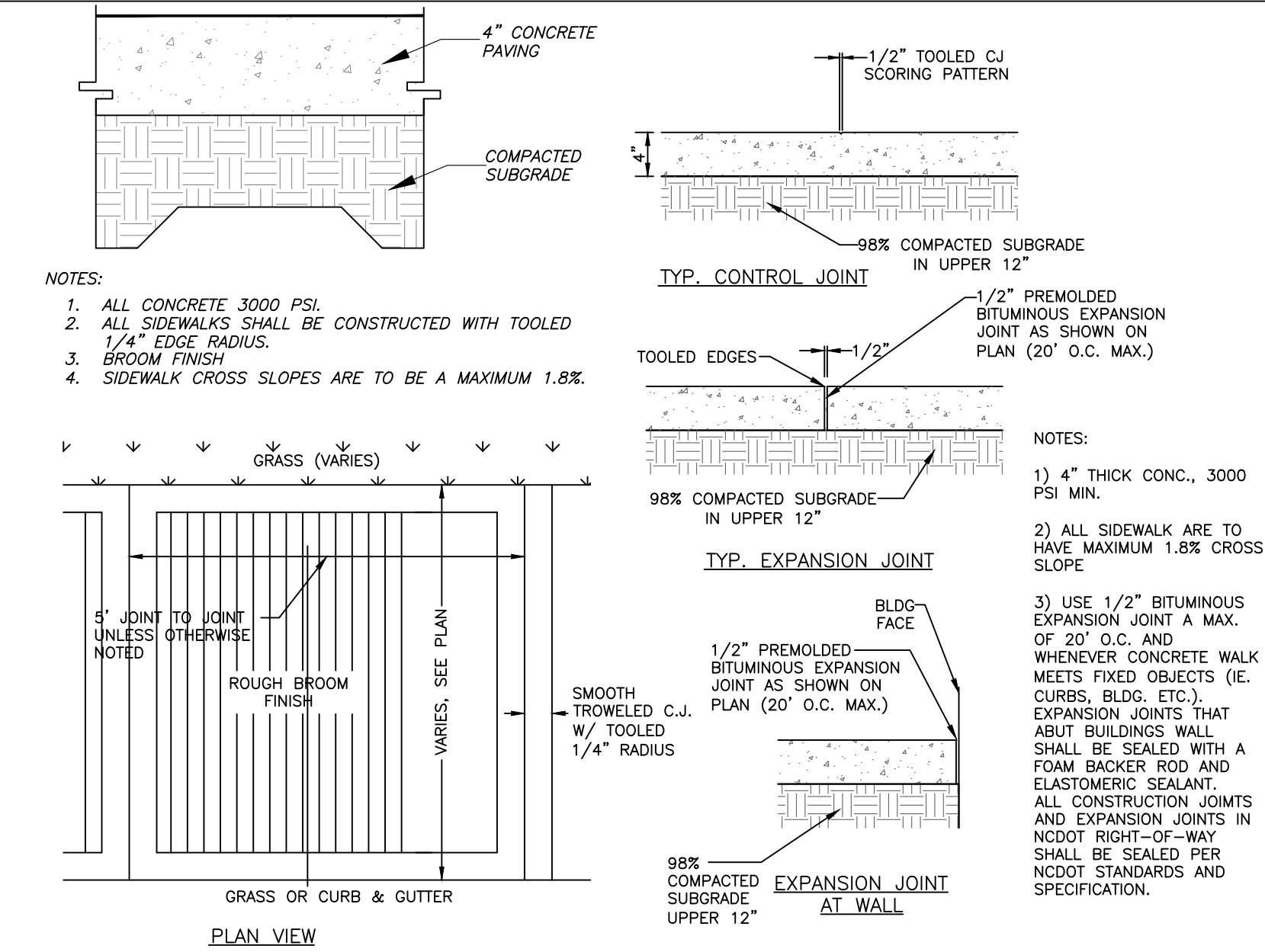
MOTOR VEHICLE ACCOMMODATION CALCULATIONS

REQUIRED 35% SHADING
PROPOSED MOTOR VEHICLE ACCOMMODATION AREA = 15,697 SF
 $15,697 \times 0.35 = 5,494$ SF
EXISTING TREES = 0 SF
REQUIRED SHADING = 5,494 SF
 $5,494 / 707 = 8$ TREES REQUIRED/PROVIDED

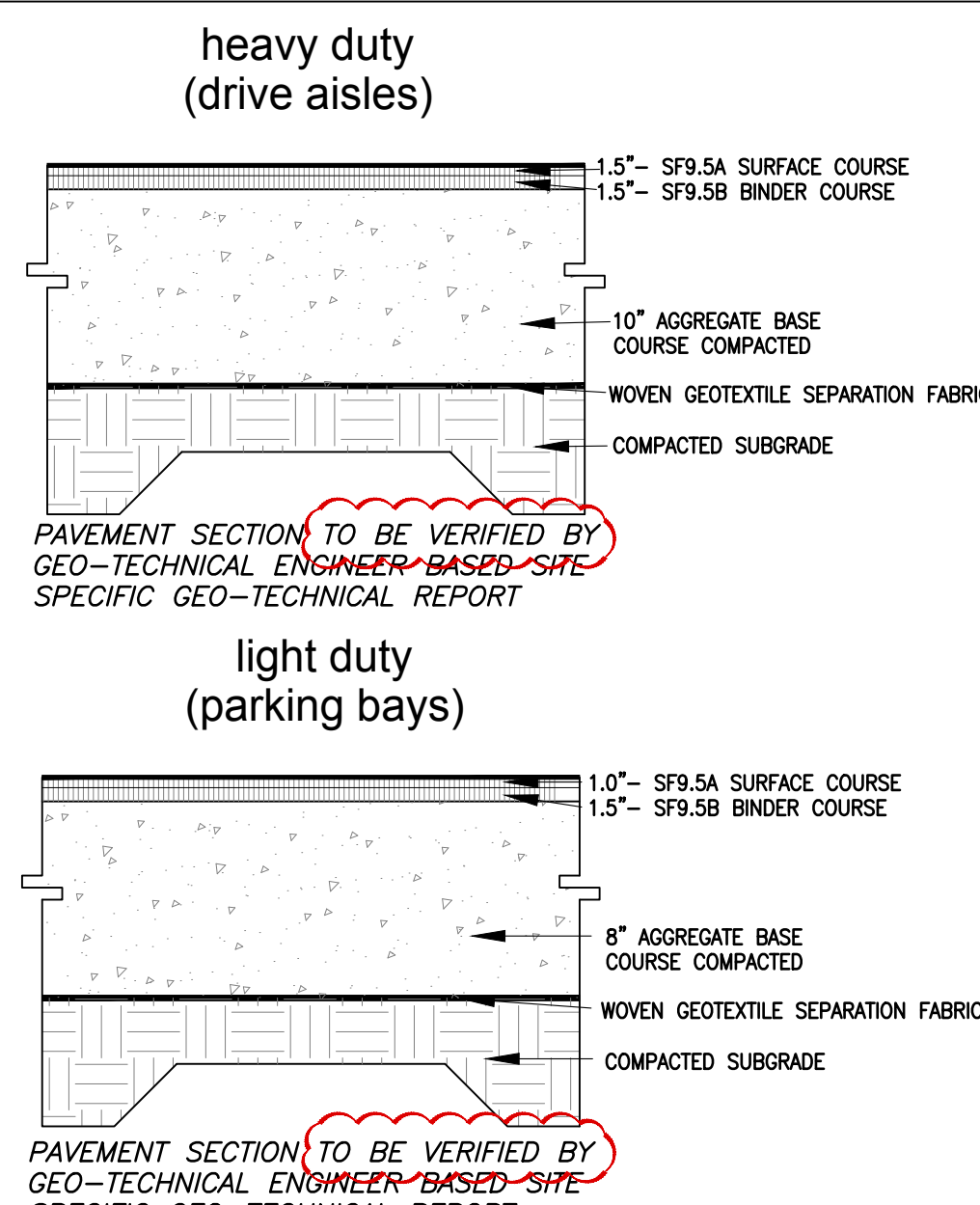
TREE CANOPY COVERAGE CALCULATIONS

REQUIRED 30% OF GROSS LAND AREA
GROSS LAND AREA = 59,038 SF
 $59,038 \times 0.30 = 17,711$ SF REQUIRED
EXISTING TREES = 15,772 SF
PROPOSED TREES = 7,070 SF (10 TREES)
TOTAL TREE CANOPY = 22,842 SF

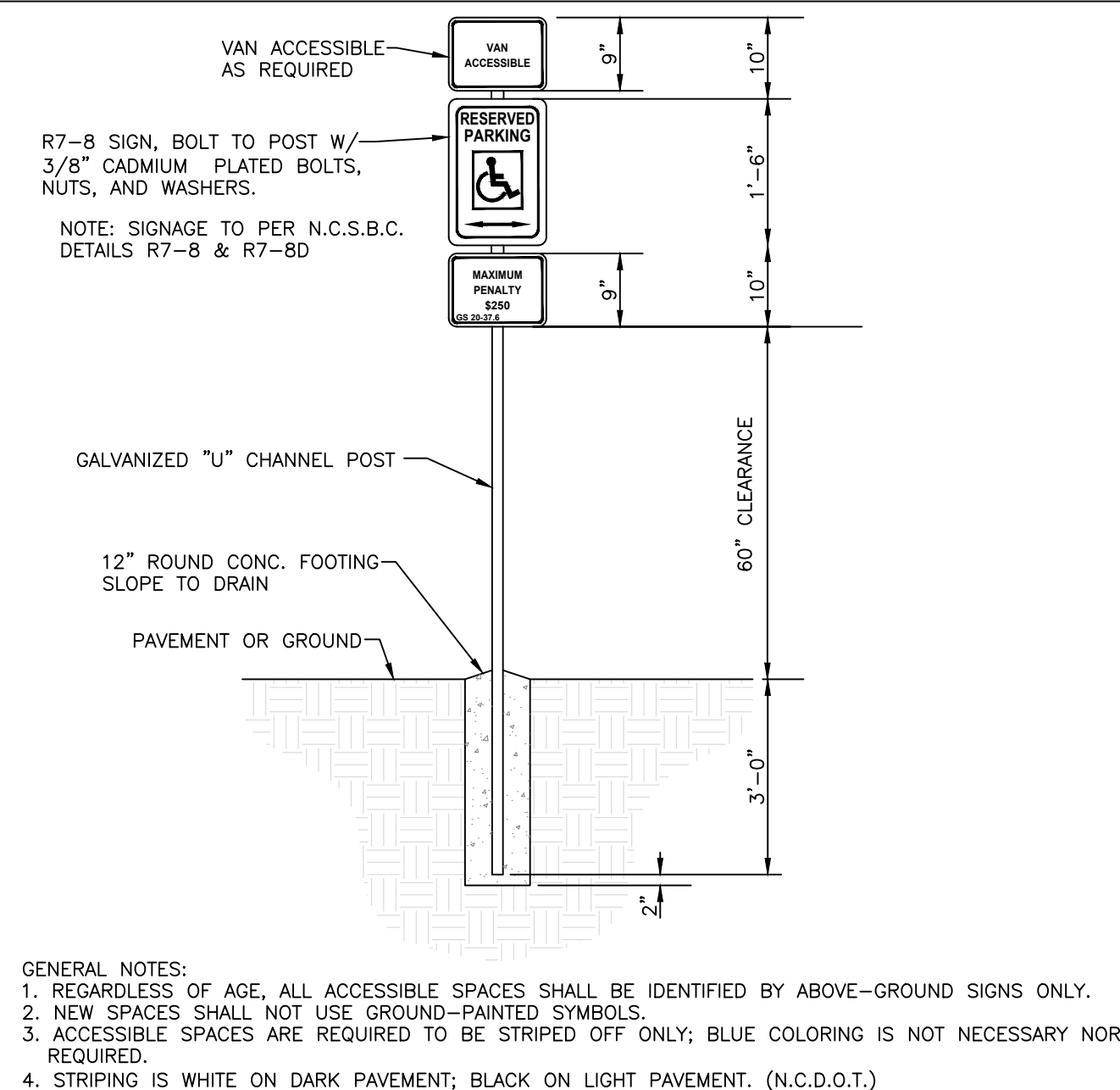




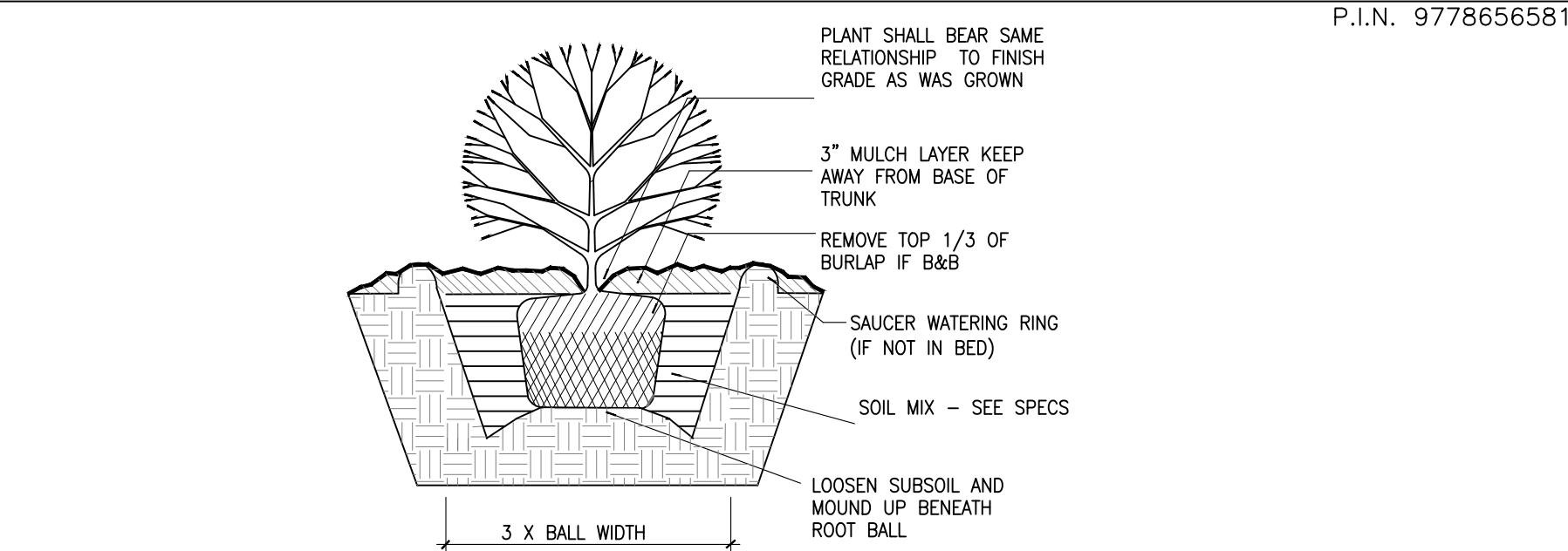
1
SD-8.0
concrete sidewalk
not to scale



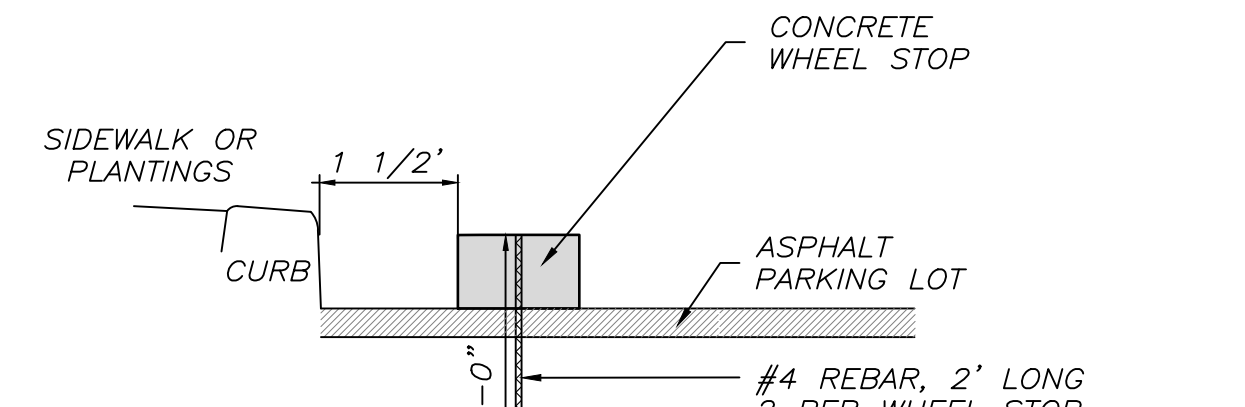
2
SD-8.0
asphalt paving
not to scale



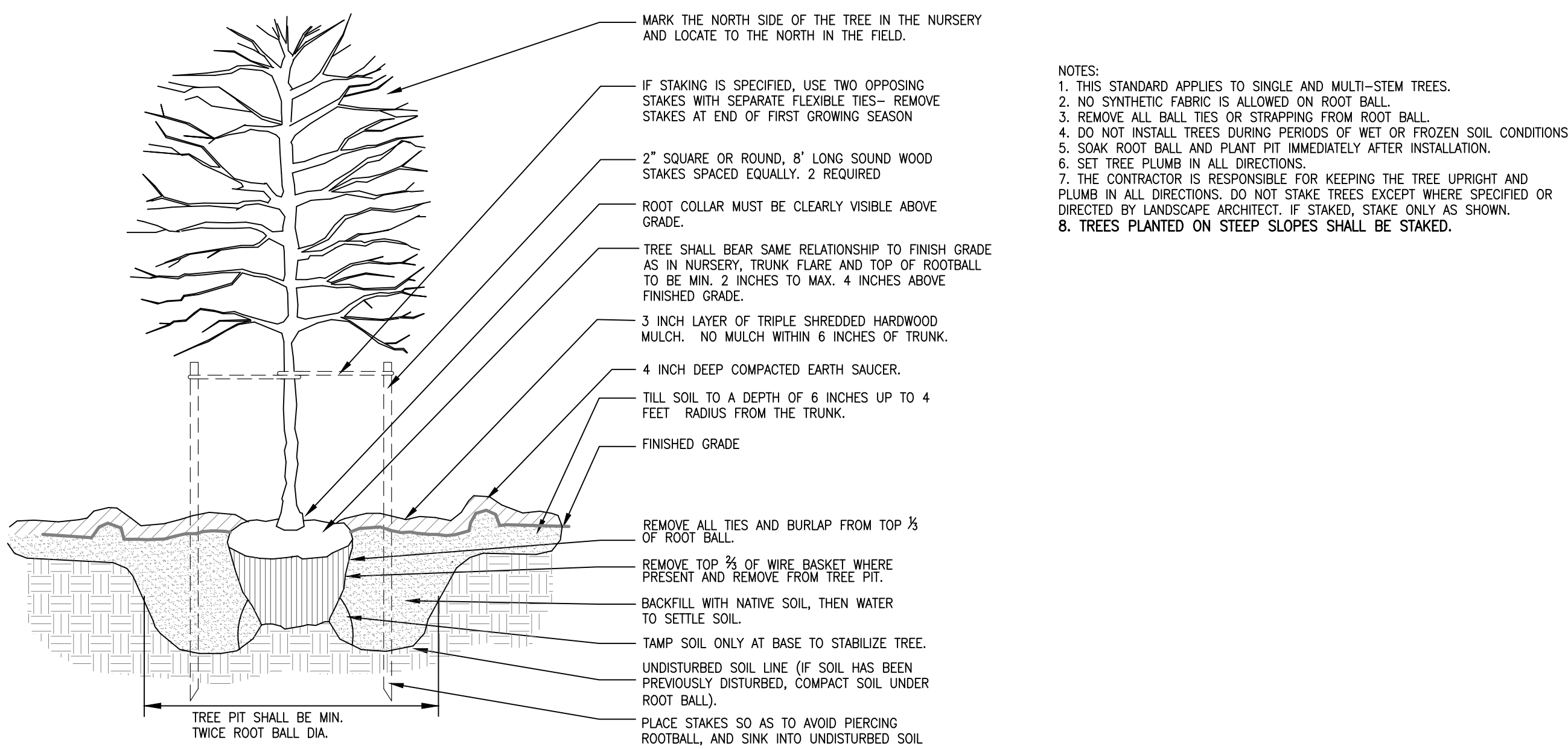
3
SD-8.0
ada signage
not to scale



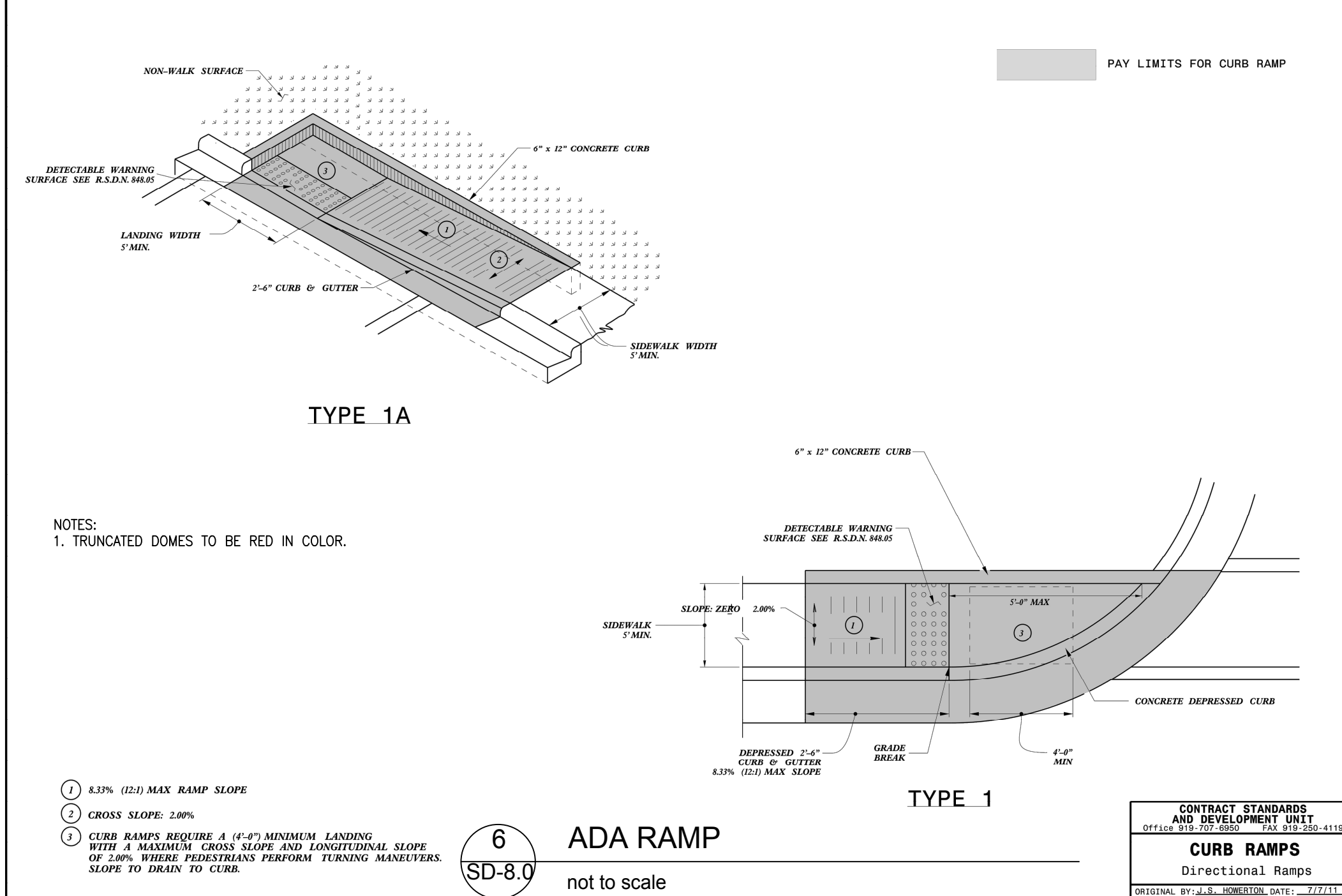
4
SD-8.0
shrub planting detail
not to scale



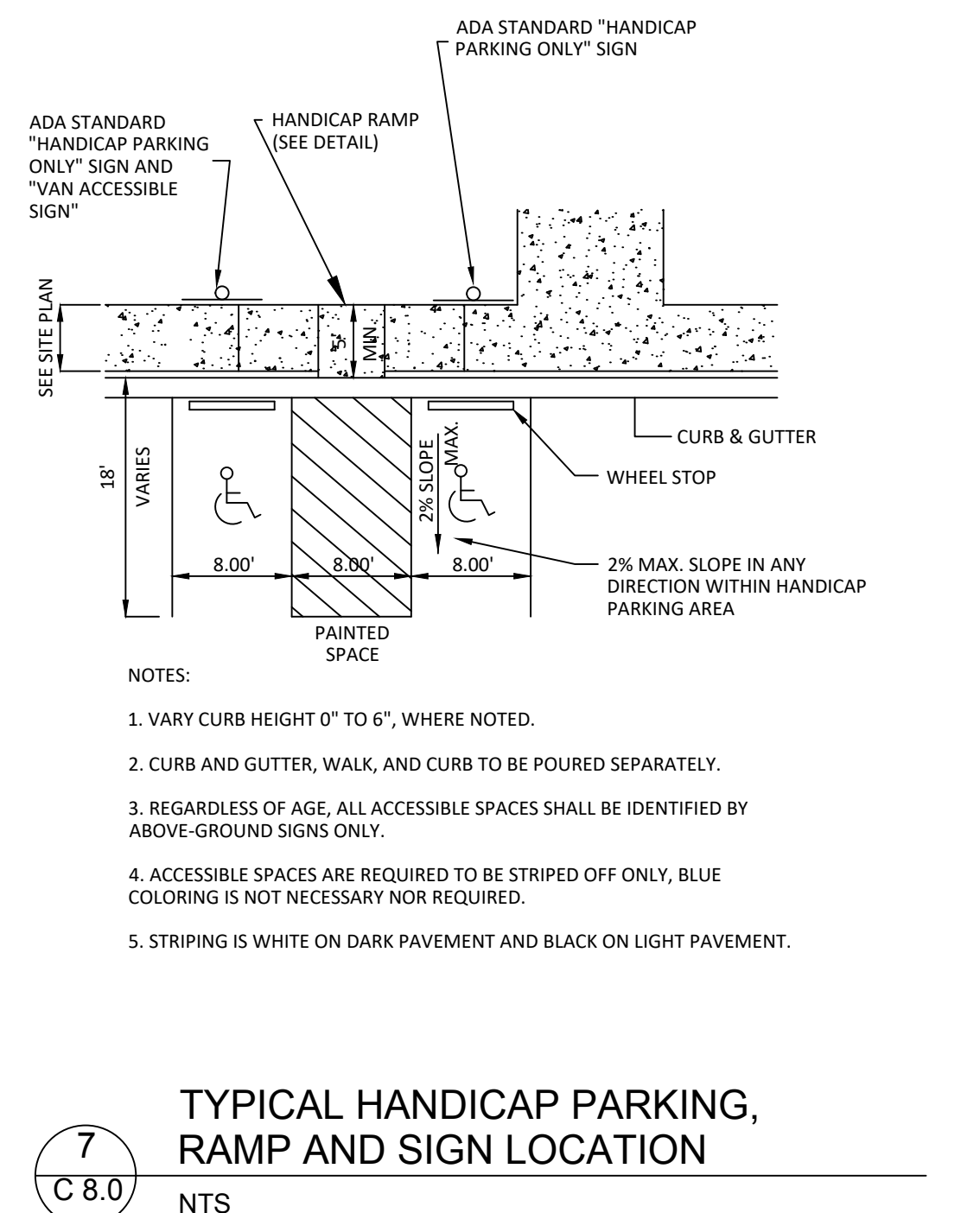
4A
SD-8.0
wheelstop
not to scale



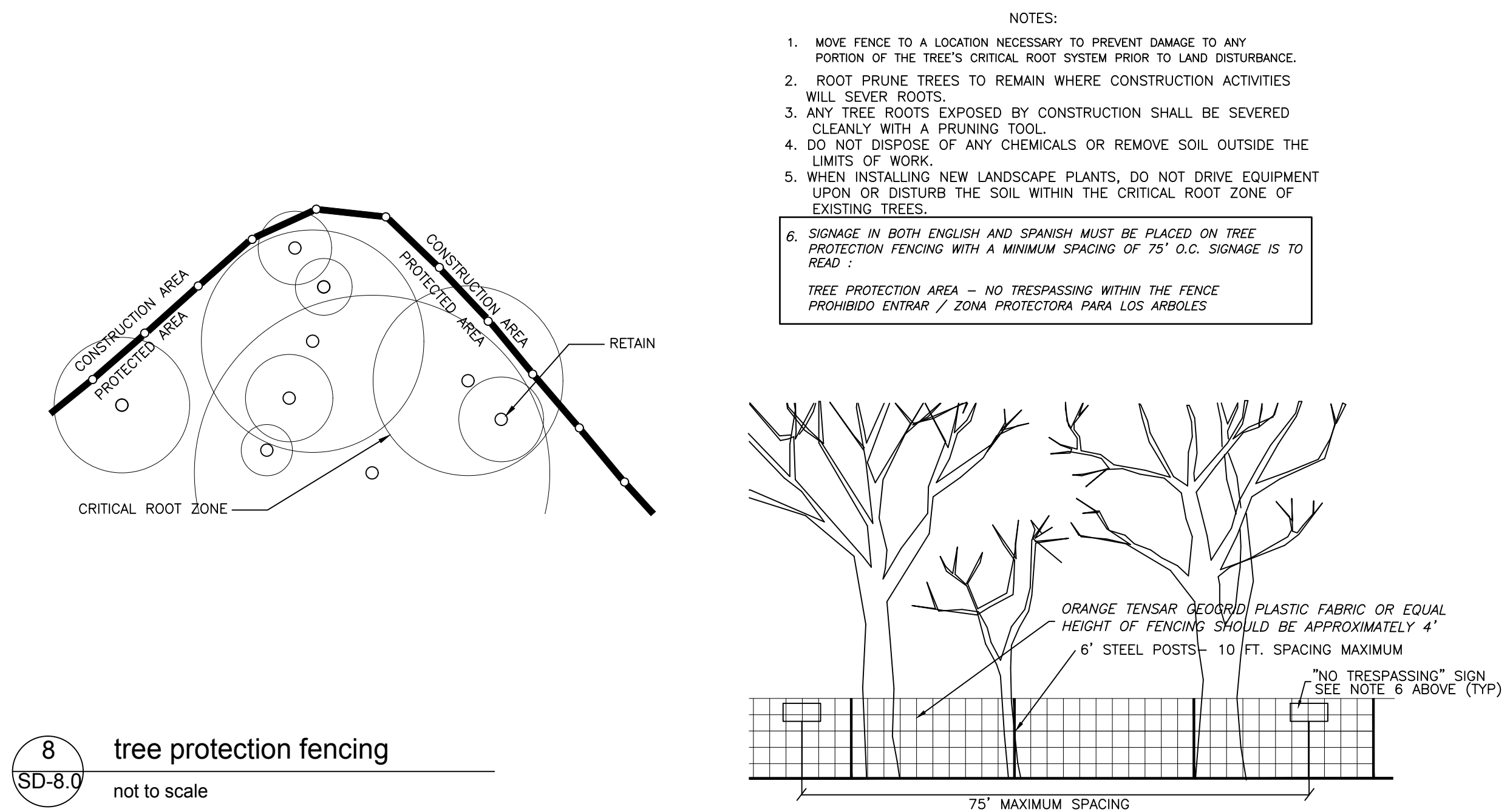
5
SD-8.0
tree planting detail
not to scale



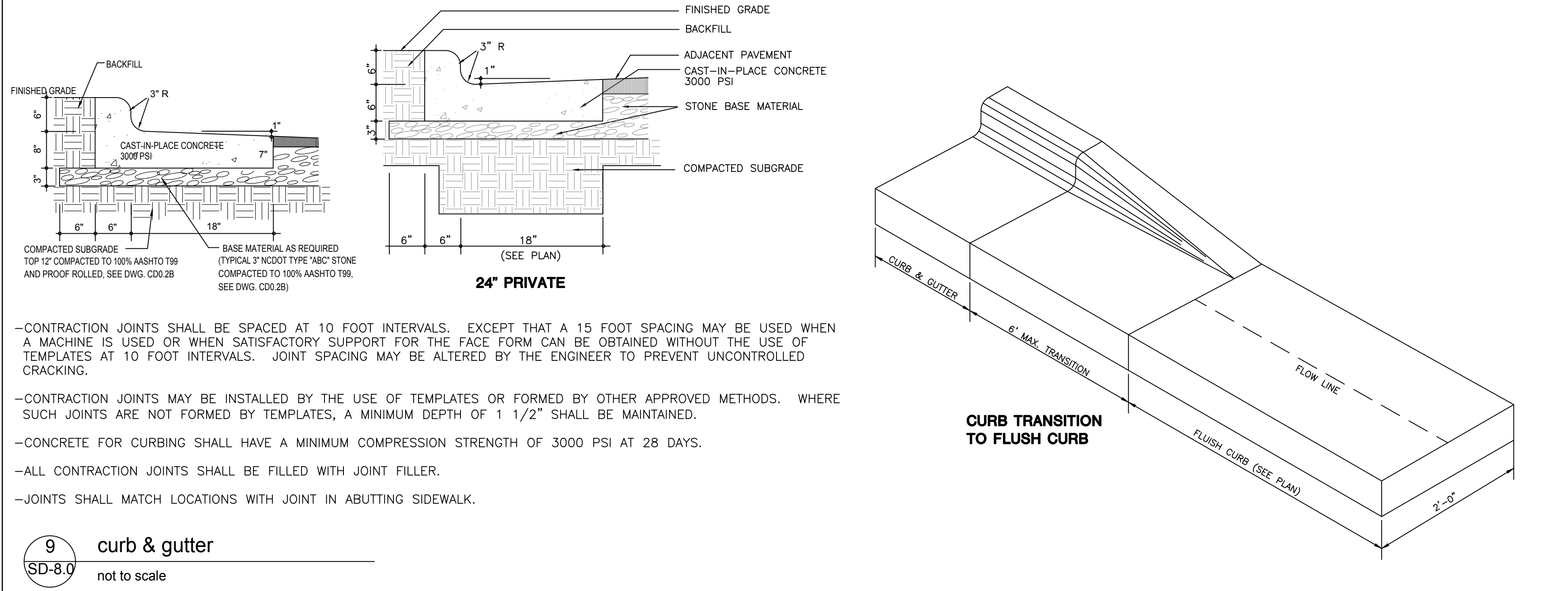
6
SD-8.0
ada ramp
not to scale



7
C 8.0
typical handicap parking, ramp and sign location
NTS



8
SD-8.0
tree protection fencing
not to scale



9
SD-8.0
curb & gutter
not to scale

Coulter Jewell Thames P.A.

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LIC # C-1209
NC BOARD OF LANDSCAPE ARCHITECTS LIC # C-104

THE ARTS CENTER
Always Inspiring.

303 Jones Ferry Road
Carboro, NC

P.I.N. 9778656581

Job Number 1934

Drawn JSA, JCI, MTC
Checked JSA, PBR
Date 6/1/2020
Revisions 11/2/2020
TOWN COMMENTS 01/29/2021 JAB

CONDITIONAL USE PERMIT

PLANS NOT ISSUED FOR CONSTRUCTION

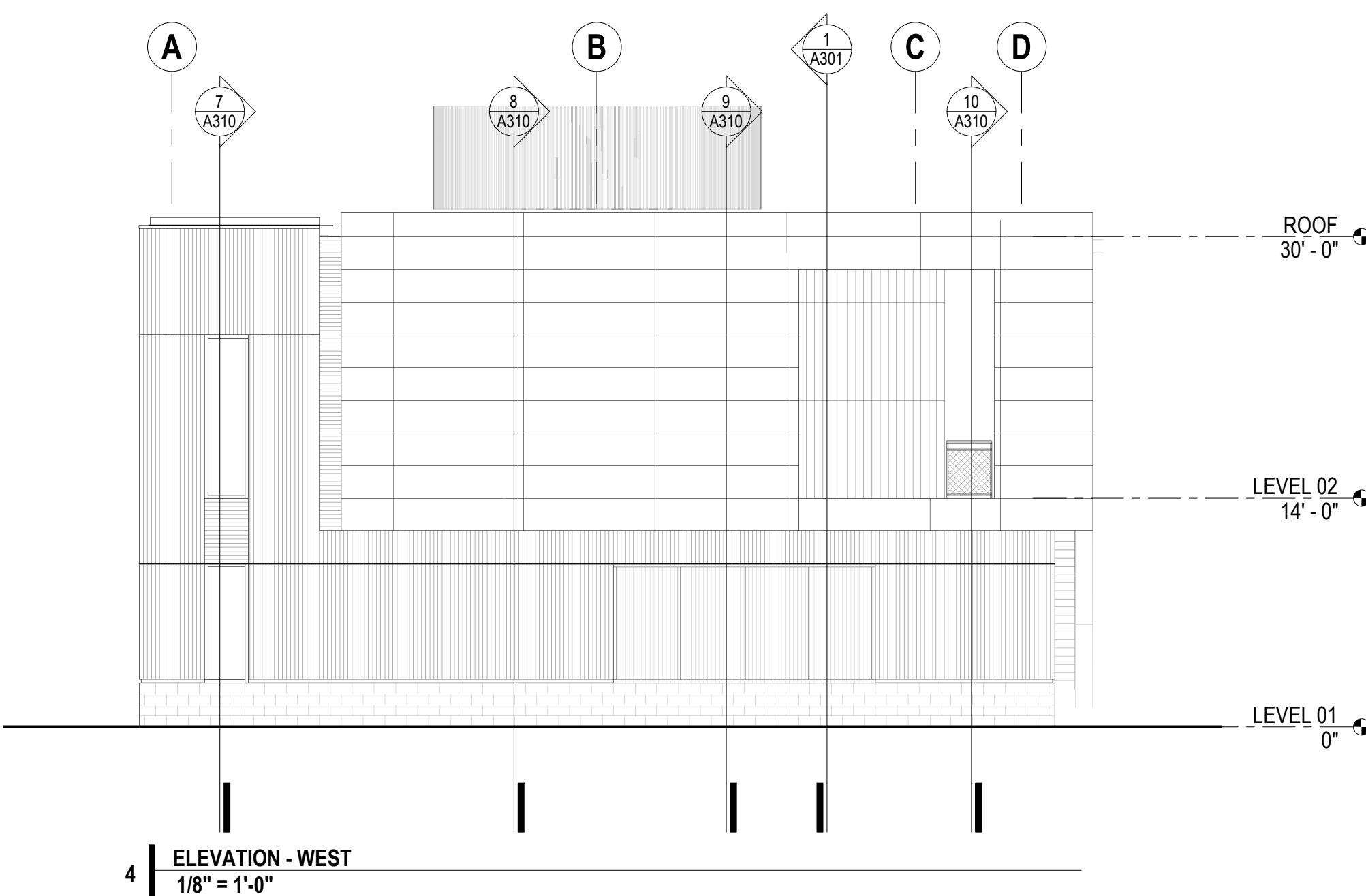
PLANS NOT FOR BIDDING PURPOSES

Sheet Title

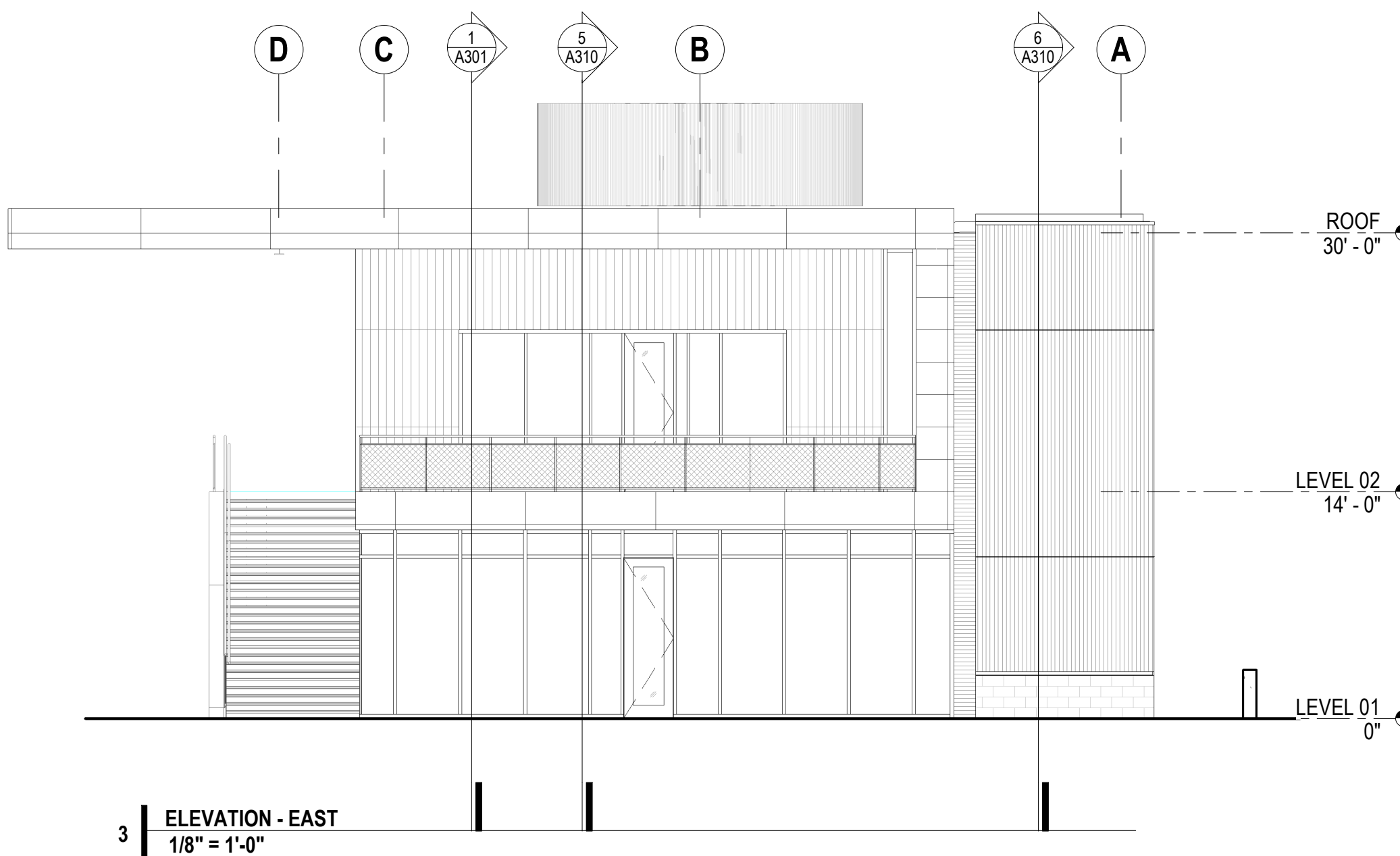
GENERAL SITE DETAILS

Sheet Number

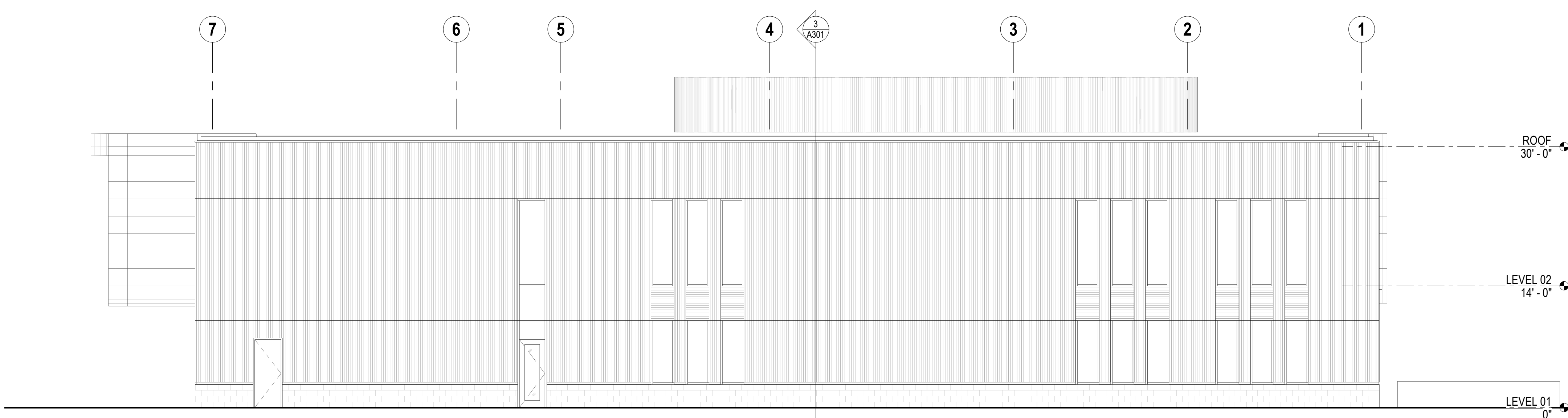
SD-8.0



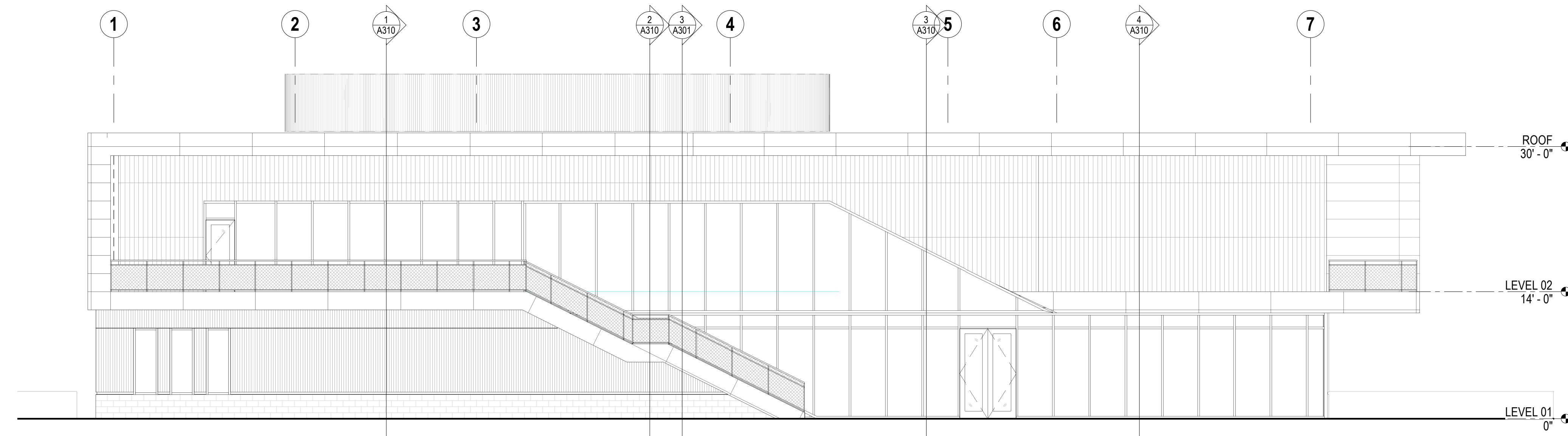
4 | ELEVATION - WEST
1/8" = 1'-0"



3 | ELEVATION - EAST
1/8" = 1'-0"



2 | ELEVATION - NORTH
1/8" = 1'-0"



1 | ELEVATION - SOUTH
1/8" = 1'-0"

GENERAL NOTES	
1.	x
PAINT COLOR LEGEND - BASIS OF DESIGN	
P1	xx
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT

EVOKE
STUDIO | ARCHITECTURE

ARCHITECT
EVOKE STUDIO | ARCHITECTURE
401 FOSTER STREET, SUITE B1
DURHAM, NC 27701
T: 919.485.6059

CIVIL ENGINEER / LANDSCAPE
COLLETER JEWELL THAMES
111 WEST MAIN STREET
DURHAM, NC 27701
T: 919.682.0368

STRUCTURAL ENGINEER
MMSA, INC.
30 PATEWOOD DR, SUITE 100
OFFICE PARK PATEWOOD 1
GREENVILLE, SC 29615
T: 864.331.1201

MEP ENGINEER
MCVEIGH & MANGUM ENGINEERING, INC.
3708 FORESTVIEW RD
RALEIGH, NC 27612
T: 919.650.6565

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PROJECT
THE ARTSCENTER

303 JONES FERRY RD
CARRBORO, NC 27510

OWNER
THE ARTSCENTER

SEALS

NORTH CAROLINA
PROFESSIONAL
ARCHITECT
53132
EVOKE STUDIO ARCHITECTURE, LLC

NORTH CAROLINA
PROFESSIONAL
ARCHITECT
9970
TORI S. CANADA

NOT FOR CONSTRUCTION

REVISIONS	DATE
1	
2	
3	
4	
5	
6	

PHASE: 100% SCHEMATIC DESIGN
DOCUMENTS

DATE: JANUARY 29, 2021

ESA NO.: 2020004

SCO ID NO.: ..

EXTERIOR ELEVATIONS

A201



Coulter Jewell Thames, PA

MAIN OFFICE
111 WEST MAIN STREET
DURHAM, NC 27701
p 919.682.0368 f 919.688.5646

Planning for the Future

June 1, 2020

Town of Carrboro Planning Department
301 West Main Street
Carrboro, NC 27510

Re: The ArtsCenter
303 Jones Ferry Road
Tree / landscape removal letter

To Whom it may concern,

This letter is provided in support of the Conditional Use Permit submitted for the project site on the south side of Jones Ferry Road, between Barnes Street and Laurel Avenue. The project is proposed to be a two-story building, (The ArtsCenter) with associated surface parking, proposed stormwater control measures, and landscaping. Although a significant number of the surveyed trees are being removed, the proposed project is protecting 30% of the tree canopy for the overall site.

This 1.35 acre parcel is encumbered by a stream buffer that covers 0.68 acres (50%) of the project site. This large area of stream buffer significantly limits the overall developability of the parcel. Given the limited development envelope on site, the entire area outside of the stream buffer is being disturbed, with no trees to remain. As shown on SD-1.0 of the CUP Plans, the majority of vegetation within the non-stream buffer area consists of Loblolly Pines ranging from 18-26”.

As outlined in the Stream Buffer Variance application submitted concurrently with these CUP plans, land disturbance is also requested with the 50% of the site encumbered by the stream buffer. This disturbance is required for the the installation of the project driveway, upgrade of the OWASA sanitary sewer main, and permitting of a constructed wetland to treat some of the stormwater requirements for the project. Construction of these project elements will require additional tree removal. There are only a few trees shown on the Site Survey within this area, with the most significant being a 42” oak near the top of stream bank. Although this tree falls outside the limits of disturbance, we acknowledge that are impacting the root zone with construction, thus it may not be saved. The health and condition of this tree have yet to be evaluated by an arborist.

For additional information regarding the justification for tree removal with the stream buffer, refer to the Stream Buffer Variance Application submitted on May 18, 2020. Please refer to the SD1.0 and SD7.0 for the location of the perimeter tree protection fencing for the project.

Should you have any questions or concerns, please do not hesitate to give me a call.

Very truly yours,

A handwritten signature in black ink, appearing to read "Jeremy S. Anderson". The signature is fluid and cursive, with a large loop at the beginning and a trailing flourish at the end.

Jeremy S. Anderson RLA
Project Landscape Architect

Attached:



Coulter Jewell Thames, PA

MAIN OFFICE
111 WEST MAIN STREET
DURHAM, NC 27701
p 919.682.0368 f 919.688.5646

Planning for the Future

January 29th, 2021

Town of Carrboro Planning Department
301 West Main Street

Re: The ArtsCenter
Conditional Use Permit
Parking Reduction Justification Letter

To Whom it may concern,

This letter is provided in support of the Conditional Use Permit submitted for the 1.36 acre site on the southwest side Jones Ferry Road, between Barnes St. and Bim St.

The ArtsCenter has submitted a Conditional Use Permit to construct a new facility to move the ArtsCenter into, at the location outlined above. The project consists of a ~12,600 sf, 2 story new building and 39 onsite surface parking spaces. The project site is very constrained with an OWASA sewer easement running through the middle of the site and a stream buffer on the eastern portion of the site, covering approximately ½ of the overall parcel. Due to these limiting site constraints, the ArtsCenter has already had to reduce their building program to the building size outlined above.

The Town of Carrboro Land Use Ordinance requires that an Arts Center provide a minimum of 1 parking space per 300 sf of building area, thus 42 parking spaces are required for this use. The current Site Plan provides for 39 onsite parking spaces, thus a reduction or waiver for 3 parking spaces is hereby requested. The following rational is provided in support of this modest parking reduction request:


- 8 covered bike parking spaces are provided.
- A municipal Town parking lot (on Laurel Ave.) is a 4-minute walk. Additionally, the Town Hall parking lot is 1 minute further to the site.
- The ArtsCenter has a verbal agreement with the neighboring property owner (corner of JFR and Barnes St.) to use their parking lot on special occasions.
- The ArtsCenter is continuing to work OWASA, directly across the street, to additional overflow parking.

- There are 3 existing bus stops within a 2-minute walk of the site. The ArtsCenter is continuing to work with Chapel Hill Transit on the possibility of relocating 1 or 2 of these transit stops at the project site. If these existing stops do not move, they will remain and would still provide very convenient service to the project site.

Based on these shared parking opportunities, convenient transit, bicycle parking, and the reduced ArtsCenter program, we respectfully request a reduction in the overall parking requirement from 42 spaces down to 39 and agree this reduction is warranted.

Should you have any questions or concerns, please do not hesitate to give me a call.

Very truly yours,



Jeremy S. Anderson RLA
Project Landscape Architect

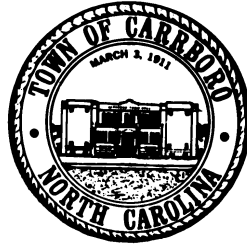
SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS CONDITIONAL USE PERMIT FOR THE ARTSCENTER, 315 JONES FERRY ROAD	
STAFF RECOMMENDATIONS	
I. Staff Recommendations (w/ Advisory Board support where applicable):	<i>Explanation: Staff recommendations, primarily related to LUO compliance and are represented by #s 1-5 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, SWAC	1. That the Town Council finds that 39 parking spaces are sufficient to serve The ArtsCenter project. This finding is based on information provided by the applicant regarding the alternative modes of transportation to get to and from The ArtsCenter.
Staff, PB, TAB, EAB, SWAC	2. That NCDOT must issue a driveway permit for the project prior to approval of the construction plans.
Staff, PB, TAB, EAB, SWAC	3. That the applicant shall provide to the Zoning Division, prior to the issuance of the Certificate of Occupancy for the building, 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, SWAC	4. That the developer shall include detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each unit in the development, (including cisterns, bioretention areas, swales, check dams, and irrigation pond), 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 Stormwater Utility Manager for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners' association documentation.
Staff, PB, TAB, EAB, SWAC	5. That per LUO Section 15-92.1 the town shall receive in writing from NC DWQ information confirming that formal EMC approval is not required related to encroachment into the Zone 1 stream buffer or such approval shall be granted by EMC, prior to approval of the construction plans.

ADVISORY BOARD COMMENTS / RECOMMENDATIONS	
II. 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 Council 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 reworded as Conditions
TAB	6. The developer shall commit to increased neighborhood engagement to ensure that concerns of the local community are addressed. This needs to include a specific conversation about providing connectivity from Prince Street to the site, addressing security concerns of the local neighbors, and preventing excess parking from occurring on Prince Street.
TAB	7. The developer shall provide records of the community engagement that has been performed as part of the site development process, along with demographic information and zip codes of the people they engaged with.
TAB	8. Increase the total bike parking to 16 spaces with half of those covered.
TAB	9. The developer shall continue to explore satellite parking options for employees in order to minimize the amount of on-site parking through any means.
TAB	10. Developer shall develop and implement a plan to mitigate overflow parking, including outreach to adjacent neighbors.
EAB, Stormwater	11. We do not recommend changing the stormwater requirements in the Land Use Ordinance solely to accommodate this project.
EAB, Stormwater	12. Failure to meet the Town's stormwater requirements is an environmental justice issue as it could lead to negative impacts for residents downstream.
EAB, Stormwater	13. We would like to see this project move forward at this site. However, if the applicant cannot meet the Town's stormwater requirements, we do not recommend the project's approval.
EAB, Roof Options	14. We understand there are cost constraints for solar, however, we encourage you to apply for a grant from Orange County Climate Action Grant Program and/or investigate solar leasing. We are happy to help with this process. In addition, the building should be solar ready.
EAB, Transportation	15. We recommend that the applicant provide infrastructure for electric vehicle charging for 20% of the proposed parking spaces.

EAB, Transportation	16. We recommend installing as much bike parking and covered bike parking as possible, going above and beyond LUO requirements for bike parking and covered bike parking.
EAB, Transportation	17. We are concerned about the impacts of pedestrian foot traffic when bringing people into the natural areas of the property. This could lead to litter in the stream and could negatively affect the soil in the stream buffer.
EAB, Transportation	18. The parking lot configuration is not ideal from a standpoint of traffic flow.
EAB, Transportation	19. Keep bicyclists in mind when exploring any changes needed to the traffic configuration on Jones Ferry Road.
EAB, Transportation	20. We recommend that the applicant dedicate an additional 5 feet to the right of way on portion with 5 foot sidewalks.
EAB, Transportation	21. That the applicant has agreed to work with NCDOT on crossing location for Jones Ferry Road.
EAB, Transportation	22. That the applicant has agreed to continue to work with Chapel Hill Transit a.) on a stop location and consider an artistic treatment of the stop b.) provide covered bike racks near the front entry, convenient to Jones Ferry Road c.) widen the public sidewalk at the front of the building to 10 feet.
EAB, Trees and Vegetaion	23. We would like to request that every effort possible be made to protect the 42" oak tree.
EAB, Energy Efficient Measures	24. We recommend using electric instead of natural gas in order to meet Carrboro's climate goals. Producing and transporting natural gas (composed of primarily methane) represents significant greenhouse gas emissions, which in the short term are significantly more potent than carbon dioxide.
EAB, General	25. We have some concerns about how this project will change and gentrify the existing neighborhood.
PB	26. That the ArtsCenter continue outreach and collaboration with the surrounding neighborhoods with regards to parking, programming, etc. The ArtsCenter should seek to serve their neighbors, including by offering discounted or otherwise preferred access to programming and services.
PB	27. That the ArtsCenter make additional effort to reduce overflow parking in the Lincoln Park neighborhood by, for example, making arrangements for satellite parking for staff and/or visitors, securing temporary offsite parking for large events, arranging for shuttle bus transportation from satellite and offsite parking, notifying visitors (including with signature) that parking in surrounding neighborhoods is not permitted for ArtsCenter events, and encouraging multi-modal transit to the ArtsCenter.

PB	28. The Planning Board recognizes that the restraints OWASA imposes on planting and fences over sewer lines will not permit the ArtsCenter to put a fence or dense plantings on the south boundary of the site such that access would be blocked. While the Planning Board is not in favor of restrictions to pedestrian connectivity, the concerns we heard from neighbors on Prince and Barnes Street deserve to be heard and give the same consideration that other neighborhoods in Carrboro have received under similar circumstances. The Town Council should continue the conversation beyond this single project, and seek to meet the neighborhood's needs for parking and traffic mitigation, including but not limited to creating safe sidewalks on Barnes St and improving pedestrian safety at the intersection of Barnes and Jones Ferry.
SWAC	29. If the council determines that issuing a permit may be desirable, resubmittal of a Stormwater Impact Analysis that addressed the below points be required prior to final permit review: <ul style="list-style-type: none"> a.) Staff approval of compliance with all LUO provisions, including 15-263(g)(3) and 15-92(k). That written documentation from the State be received to demonstrate compliance with 15-92(k) prior to permit issuance.
SWAC	30. The applicant to submit to staff: <ul style="list-style-type: none"> a.) Additional SNAP tool calculations and accompanying plan view drawings of SCM locations for, at the minimum, infiltrating permeable pavement, and preferably, for other SCMs with greater volume reduction ability. b.) Additional and technically based justification for why infiltrating permeable pavement is not feasible on this site. Field based information (seasonally high water table determination and soil testing) to determine the feasibility of infiltration based SCMs. c.) a flood analysis of the impacts of buffer incursion on upstream and downstream flood elevations and in-stream channel stress.
SWAC	31. As part of construction plan approval, the applicant to submit written documentation from NCDEQ and the USACE about the need for and potentially receipt of a 401/404 certification/permit given the grading plan and channel disturbance.

TOWN OF CARRBORO



CONDITIONAL OR SPECIAL USE PERMIT WORKSHEET

I. COMPLETENESS OF APPLICATION

- ☐ The application is complete
☐ The application is incomplete

II. COMPLIANCE WITH THE ORDINANCE REQUIREMENTS

- ☐ The application complies with all applicable requirements of the Land Use Ordinance
☐ The application is not in compliance with all applicable requirements of the Land Use Ordinance for the following reasons:

III. CONSIDERATION OF PROPOSED CONDITIONS

If the application is granted, the permit shall be issued subject to the following conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Council, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be submitted to the Development Review Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.
2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.

IV. GRANTING THE APPLICATION

- ☐ The application is granted, subject to the conditions agreed upon under Section III of this worksheet.

V. DENYING THE APPLICATION

- ☐ The application is denied because it is incomplete for the reasons set forth above in Section 1.
- ☐ The application is denied because it fails to comply with the Ordinance requirements set forth above in Section II.
- ☐ The application is denied because, if completed as proposed, the development more probably than not:

- 1. Will materially endanger the public health or safety for the following reasons:**

- 2. Will substantially injure the value of adjoining or abutting property for the following reasons:**

- 3. Will not be in harmony with the area in which it is to be located for the following reasons:**

- 4. Will not be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Town Council for the following reasons:**



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Agenda Item Abstract

File Number:21-73

Agenda Date: 3/9/2021

File Type:Agendas

In Control: Board of Aldermen

Version: 1

TITLE:

Continuation of Public Hearing for a Conditional Use Permit for a Watershed Residential Subdivision at 721 Jones Ferry Road

PURPOSE: Mr. Phil Szostak has submitted a conditional use permit application to subdivide a 6.79 acre lot at 721 Jones Ferry Road to create a second lot. Prior to reaching a decision on a request for a CUP, Council must hold a public hearing to receive input. Town Council is asked to continue the public hearing and consider whether to approve the CUP request.

DEPARTMENT: Planning Department

CONTACT INFORMATION: Marty Roupe, Development Review Administrator, 919-918-7333 or mroupe@townofcarrboro.org <<mailto:mroupe@townofcarrboro.org>>

INFORMATION: Mr. Phil Szostak has submitted an application to subdivide a 6.79 acre lot at 721 Jones Ferry Road to create a second lot (see Attachment A, Vicinity Map, and Attachment B, Project Plans). The property is located at the southwest corner of the Jones Ferry Road and Old Fayetteville Road / Berryhill Drive intersection (see yellow lot on Attachment A - Vicinity Map), and is zoned Watershed Residential. If approved, the CUP would allow for the creation of one additional lot, for a total of two lots. One lot is proposed to be 4.79 acres and the other lot 2 acres. Town Council is asked to continue the public hearing opened on Tuesday, February 23.

Density

Whereas this district typically requires a five acre minimum lot size, LUO Section 15-181(b) allows for subdivision of the lot into up to five lots a minimum size of two acres each, which would allow a total density of three lots. Instead, the application seeks to create only one new lot, for a total of two lots. One being approximately 4.79 acres and the other being approximately but at least two acres in size. The provisions of this subsection may only be utilized once, so no additional lots under the standard five acre minimum size may be created subsequently.

Natural Constraints, Site Layout

The existing lot is vacant but old roadbeds are identifiable providing access to previously existing homes or structures, and is covered by a mix of tree types.

Per the provisions of Section 15-267 of the LUO, the applicant has submitted drawings showing locations for proposed homes and access points that can comply with the impervious surface limits for construction in the WR district. The subdivision proposes to create an approximately 4.79 acre lot on the western end of the lot and a lot at least two acres in size on the eastern end of the lot.

Impervious Surface Allocation

Per the provisions of Section 15-266(b), impervious surface (i.e. driveways, patio, roofs) is regulated on lots in the WR district. The two lots will be allowed the amount of impervious surface identified in the LUO for lots smaller than five acres. In this case, the 4.79 acre lot is allowed 8,400 square feet of impervious, or 4.10%, and the 2 acre lot is allowed 5,700 square feet of impervious, or 6.54 %.

Staff recommends that the permissible impervious surface be included on the final plat that is recorded if the subdivision is proposed, and the following condition is recommended:

- That the final plat for the project include the exact amount of impervious surface allowed on each lot, in accordance with LUO Section 15-266.

Stormwater, Erosion Control, Drainage

Since the application does not seek the approval of specific building plans, the applicable LUO provisions relating to these sections will be further reviewed when zoning permits are submitted for construction of single family homes. No specific conditions are needed or recommended at this time.

Open Space and Recreation Requirements

Per the provisions of section 15-197(a), Town Council may authorize an exemption from the open space and recreation requirements of the LUO for projects that do not seek improvements (i.e. water, sewer, or road extensions). The proposed subdivision satisfies these provisions. For this reason the following condition is recommended:

- That Town Council finds this subdivision exempt from the open space and recreation requirements of the Land Use Ordinance per the provisions of Section 15-197(a) of the Land Use Ordinance as it does not seek improvements (i.e. water, sewer, or road extensions).

Utilities

The new lots will be served by well and septic systems which require permits from Orange County Environmental Health Division. Each lot has been reviewed and found to be acceptable for purposes of issuing a conditional use permit but formal well and septic permits from this agency will need to be issued before a zoning or building permit can be issued for either of the lots. This in mind the following condition is recommended since the permits have not yet been issued:

- That Orange County Environmental Health well and septic permits be issued prior to final plat approval.

Further, as required by Section 15-245, all new utilities are to be placed underground necessitating the following condition:

- That all new utilities required by the subdivision be placed underground per the provisions of Section 15-246 of the Land Use Ordinance.

Transportation

Except for the addition of a driveway for each respective lot, the only specific transportation related issue involves the existing deed for the property, which indicates ownership of property to the centerline of Jones Ferry Road as indicated on the project plans. The applicant has agreed to modify this situation by dedicating right of way along Jones Ferry Road when the final plat for the project is approved. Related to this matter, the following condition is recommended:

- That the final plat for the project will indicate right of way dedication to NCDOT thirty feet from the centerline of Jones Ferry Road, consistent with the historically maintained right of way along the road.

Notification

All property owners and renters within 1000' of the subject property have been given notification of the Joint Review Meeting. Similar notification has been given for the project's public hearing before Town Council.

Screening

Section 15-308 of the LUO does not require the proposed *single-family residential* use of the lots to provide screening with respect to adjacent properties.

Tree Protection

Agenda Date: 3/9/2021

File Type:Agendas

In Control: Board of Aldermen

Version: 1

Tree protection measures will be further considered when reviewing zoning permits for construction of single family homes if the project is approved. No specific conditions are needed or recommended at this time.

Lighting

No special site lighting. Lighting will be considered when reviewing zoning permits for construction of single family homes if the project is approved, as needed. No specific conditions are needed or recommended at this time.

Parking

Parking will be considered when reviewing zoning permits for construction of single family homes if the project is approved. No specific conditions are needed or recommended at this time.

Miscellaneous

Neighborhood Information Meeting:

A formal Neighborhood Information Meeting was not held.

Advisory Board Concept Plan Review Comments:

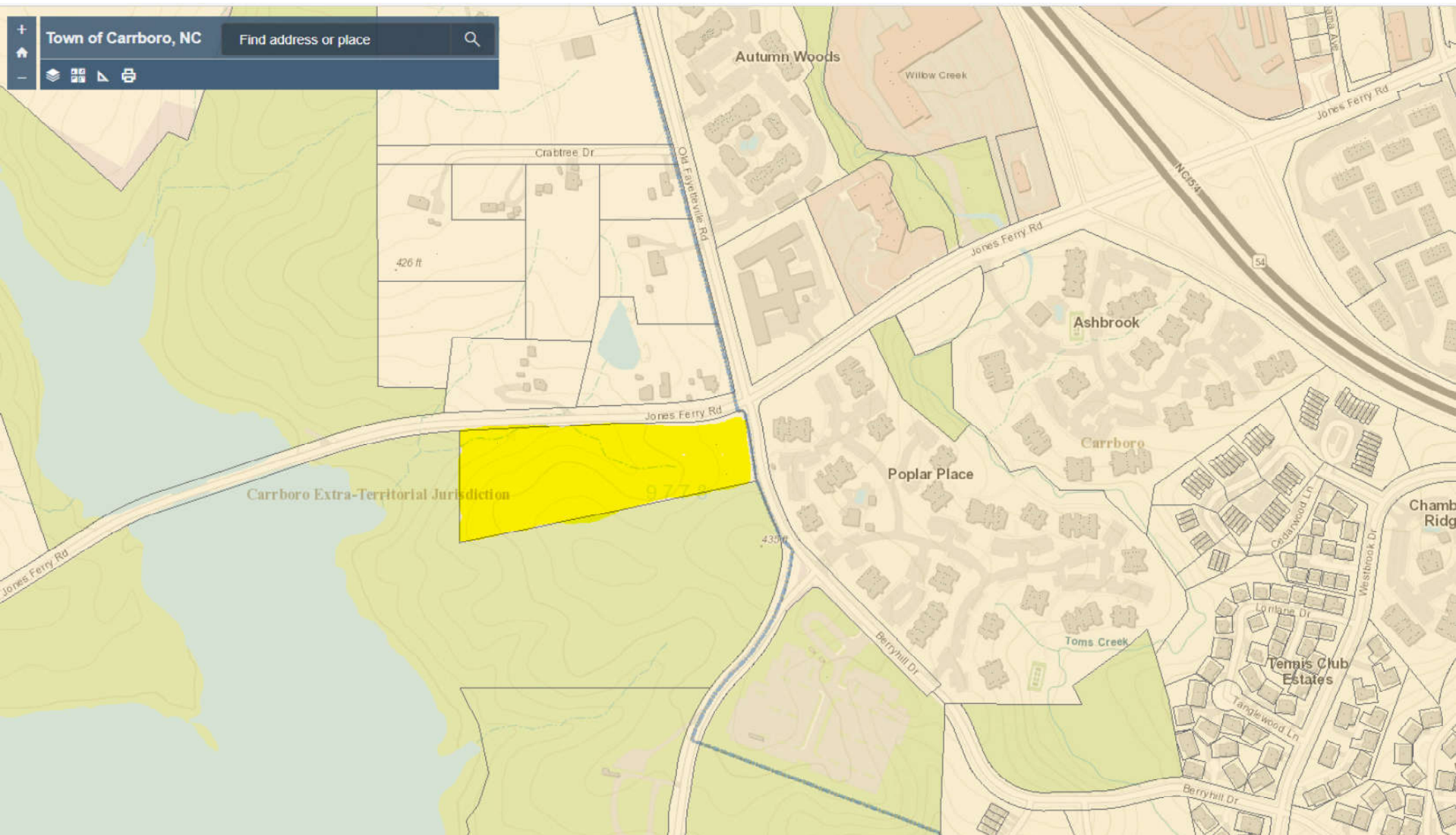
A list of staff recommended conditions and advisory board comments is included as Attachment C.

Voluntary Annexation:

Staff has discussed with the applicant whether they are interested in voluntary annexation into the municipal limits. The applicant is considering the matter now and will be prepared to discuss during the Council meeting.

FISCAL & STAFF IMPACT: Permitting and application fees paid by applicant. No additional fiscal impacts noted at this time.

RECOMMENDATION: Town staff recommends that Council continue the public hearing and consider whether to approve the CUP request. A CUP worksheet is included as Attachment D.



TOWN OF CARRBORO



LAND USE PERMIT APPLICATION

"Dear Potential Business Operator:

Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business. Please refer to the 'Checklist for Opening a Business in Carrboro.'"

PLEASE NOTE:

1. This Application Form consists of three (3) pages; this cover sheet is designated "Page #1".
2. The filing of this Application Form serves as authorization by, and notice to, the owner and/or the applicant for the Town Staff to enter upon the property to make periodic inspections to ensure compliance with the approved permit, plans, and the Town Code, as well as to gather information necessary to process the application.
3. **PLEASE BE AWARE: APPLICANTS/LANDOWNERS WILL BE BILLED ADDITIONAL ENGINEERING FEES TO COVER 80% OF ENGINEERING COSTS ASSOCIATED WITH THE REVIEW OF THIS LAND USE PERMIT AND/OR CONSTRUCTION PLAN APPLICATION PLUS ANY NECESSARY SITE INSPECTIONS FOLLOWING APPROVAL.** Letter-invoices will be mailed monthly regarding these fees. Fees remaining unpaid 30 days from the date of billing will incur a monthly 1% late fee.
4. **PLEASE BE AWARE: NON-PAYMENT OF FEES MAY RESULT IN THE PLANNING STAFF DELAYING ACTION ON ANY REQUEST FOR A CERTIFICATE OF OCCUPANCY OR PLAN/PLAT APPROVAL.**



LAND USE PERMIT APPLICATION

DATE: 10/20/2020

FEE: _____

APPLICANT: SZOSTAK DESIGN; PHILIP SZOSTAK	OWNER: DR. CAROLYN QUINSEY
ADDRESS 310 1/2 WEST FRANKLIN STREET	ADDRESS: 530 FOSTER ST, UNIT 540
CITY/STATE/ZIP CHAPEL HILL, NC 27516	CITY/STATE/ZIP: DURHAM NC 27701
TELEPHONE/EMAIL: PHONE: 919.929.5244 EMAIL: PSZOSTAK@SZOSTAKDESIGN.COM ESIMAAN@SZOSTAKDESIGN.COM	TELEPHONE/EMAIL: PHONE: 262.844.5806 EMAIL: CSQUINSEY@UWALUMNI.COM

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: ARCHITECT AND CLIENT	PIN: 9778236512
PROPERTY ADDRESS: CORNER OF JONES FERRY AND BERRYHILL ROAD	PROPOSED LAND USE & USE CLASSIFICATION: RESIDENTIAL
PRESENT LAND USE & USE CLASSIFICATION: WATERSHED RESIDENTIAL	LOT AREA: 6.79 Acres Square Feet 295,772
ZONING DISTRICT(S) AND AREA WITHIN EACH (including Overlay Districts): WATERSHED RESIDENTIAL	

# OF BUILDINGS TO REMAIN 0	# OF BUILDINGS PROPOSED 2	
EXISTING GROSS FLOOR AREA OF BUILDING(S) 0 square feet	GROSS FLOOR AREA (of proposed BUILDING / proposed ADDITION) 4600 square feet	AMOUNT OF IMPERVIOUS SURFACE / proposed 14,100 sf allowed 13,857 sf proposed

NAME OF PROJECT/DEVELOPMENT: QUINSEY JONES FERRY ROAD SUBDIVISION

TYPE OF REQUEST	**INFORMATION REQUESTED (Refer to Attached Key)
SUBDIV. FINAL PLAT / EXEMPT PLAT	1, 18, 19, 21, 23, 31, 33, 34, 38
CONDITIONAL USE PERMIT (CUP)	1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36, 37, 38
CUP MODIFICATION	SAME AS CONDITIONAL USE PERMIT (CUP)
SPECIAL USE PERMIT (SUP)	1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36, 37, 38
SUP MODIFICATION	SAME AS SPECIAL USE PERMIT (SUP)
ZONING PERMIT (Project)	1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 29, 30, 32, 34, 35, 36, 37, 38
ZONING PERMIT (Building) Residential Infill & Additions	9, 10, 22, 24, 34, 37 (also see "Building Permit Review – Residences Only" checklist)
SIGN PERMIT	1, 10, 13, 14, 17, 20, 38
VARIANCE	4, 5, 10, 20, 29, 34, 38, Attachment A
APPEAL	4, 5, 38, Attachment B
SPECIAL EXCEPTION	1, 4, 5, 8, 10, 20, 35, Attachment C

APPLICANT: P. SzostakDATE: 10.20.2020

OWNER:



DATE: 10-14-20

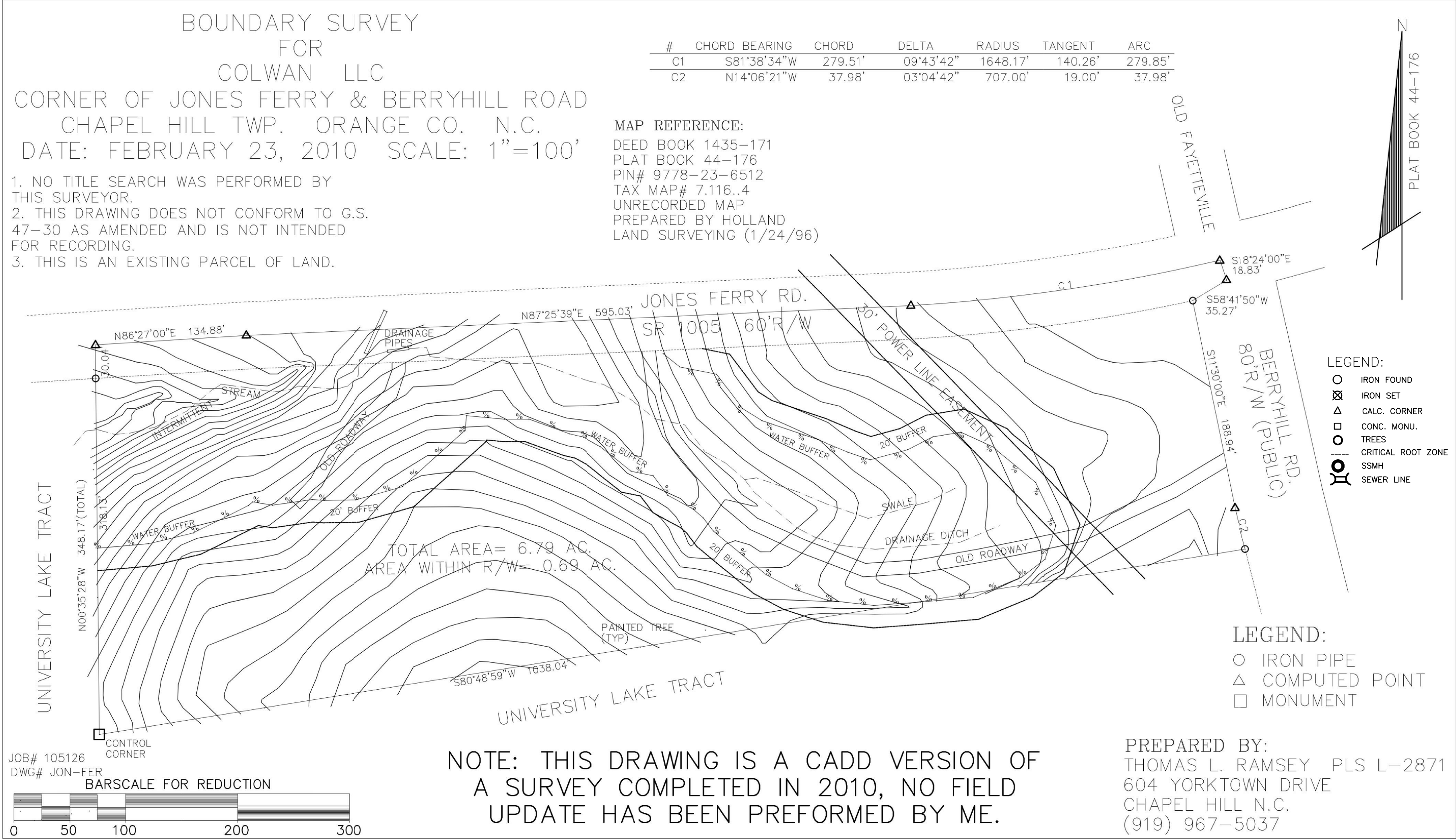
INFORMATION REQUIRED**---ATTACHED KEY---**

1. Recorded Plat or Deed
2. Notification Map & List, 1000 Feet From Property Boundaries (all directions)*
3. Notification Map & List, 500 Feet From Property Boundaries (all directions)*
4. Notification Map & List, 150 Feet From Property Boundaries (all directions)*
5. Stamped/addressed envelopes for property owners w/i prescribed distance (2 sets, except #4 – 1 set)*
(*-#s 2 through 5: contact Zoning Division staff to discuss when to submit this information)
6. Major Subdivision Site Planning Information (see Section 15-50 of the LUO)
7. Transportation Impact Statement
8. Completed Neighborhood Information Meeting Form or Petition for Special Exception (150')
9. Driveway Permit
10. Detailed Site Plan
11. Grading and Drainage Plan
12. Utility Plan
13. Lighting Plan
14. Sign Plan/Elevations
15. Detailed Landscape Plan (including Tree Protection Plan)
16. Recreation and Open Space Plan (CUP/SUP Major Subdivisions)
17. Typical Building Elevations/Floor Plans
18. Development/Subdivision Fact Sheet
19. Final Plat Fact Sheet
20. Proof of Legal Interest to Seek Permit
21. Homeowners Association Documents
22. Drainage Calculations & Water Quantity/Quality Statement/Improvements
23. Documentation from Professional Regarding Floodway/Floodplain/Wetlands Impacts and/or Permits
24. Tree Removal Justification Letter
25. Satellite Parking Agreement
26. Detailed Phasing Plan
27. Environmental Impact Report
28. Engineer Documentation Regarding 2.150, 4.000 & 9.400 Classification Uses
29. Number of Copies of Plans and Documents (up to 18 full-size copies & up to 4 reduced-size copies – ask staff person to determine)
30. Erosion Control Plan with Letter indicating Preliminary Approval by Erosion Control Officer
31. Performance Security/Bond Information
32. Final Construction Plans
33. Recordable Plat of Property
34. Orange Water & Sewer Authority or OC Environmental Health Approval
35. Appropriate Residential or Commercial Plan Preparation Checklist
36. Sustainability Checklists (2) for Commercial Development (For Commercial and Mixed Use Projects only) – One from Planning Dept and one from Planning Board
37. Stormwater Engineering Review Checklist for Residential Projects
38. Miscellaneous Requirements

*****Please note that more or less information may be required depending on the specifics of the proposed project. In all cases, the requirements of the Land Use Ordinance regarding project information must be satisfied***

QUINSEY JONES FERRY ROAD SUBDIVISION

NAME OF PROJECT	QUINSEY HOUSE AND JONES FERRY ROAD SPEC HOUSE		
USE	SINGLE FAMILY RESIDENCES		
OWNERS	DR. CAROLYN QUINSEY 530 FOSTER ST. UNIT 540 27701 DURHAM, NC		
CODE ENFORCEMENT	ORANGE COUNTY		
ARCHITECT	SZOSTAK DESIGN, INC 3106 WEST FRANKLIN ST CHAPEL HILL, NC 27516	LICENSE 51679	PHONE 919 929 5244
INTERIOR DESIGNER	N/A		
STRUCTURAL (FRAMING)	TBD.	0	0
STRUCTURAL (FOUNDATION)	TBD	0	0
GENERAL CONTRACTOR	SZOSTAK BUILD, INC.	0	0
HVAC	N/A		
PLUMBING	N/A		
ELECTRIC	N/A		
CODE	NORTH CAROLINA RESIDENTIAL BUILDING CODE 2018		
SCOPE OF WORK: NEW CONSTRUCTION OF TWO SINGLE FAMILY RESIDENCES			
CONSTRUCTION TYPE:	V-B		
BUILDING HEIGHT	38'-0"		
TOTAL CONDITIONED SPACE	4420 SF		
GARAGE	1840 SF GROSS		
TOTAL	8260 SF GROSS		
TRACT SIZE	6.79 ACRES		
NUMBER OF PROPOSED LOTS	2 LOTS (LOT A 4.79 ACRES), (LOT B 2 ACRES)		
NET LOT SIZES	2 LOTS (LOT A NET SIZE 3.8 ACRES), (LOT B NET SIZE 1.95 ACRES)		
GROSS LOT SIZES	2 LOTS (LOT A GROSS SIZE 4.79 ACRES), (LOT B NET SIZE 2 ACRES)		
PHASES	NO PHASING IN PROJECT		
EXISTING USE	WR		
PROPOSED USE	WR		



SZOSTAK
DESIGN
QUINSEY
JONES FERRY
ROAD
SUBDIVISION

JONES FERRY AND BERRY HILL ROAD
CARBORRO, NC

NOT FOR
CONSTRUCTION

NOTE: IF THIS DRAWING IS NOT 24"x36", IT IS A REDUCED PRINT. REFER TO GRAPHIC SCALE.

CODE SUMMARY

Scale: NONE

4

SITE SURVEY

Scale: 1"= 30'-0"

2

INDEX

A-0.0 PROJECT COVER
A-0.1 SUBDIVISION PLAN

DRAWING INDEX

3



VICINITY MAP

Scale: NONE

1

NO.	DATE	DESCRIPTION
1	10.20.2020	ZONING PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT COVER

A-0.0

The above Drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain in the property of the architect. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared or reviewed without the written consent of the architect.

PROPERTY WITHIN THE ASSUMED RIGHT OF WAY IN
JONES FERRY ROAD WILL BE DEDICATED
TO NCDOT

SZOSTAK
DESIGN

QUINSEY
JONES FERRY
ROAD
SUBDIVISION

JONES FERRY AND BERRY HILL ROAD

CARBORRO, NC

NOT FOR
CONSTRUCTION

NOTE: IF THIS DRAWING IS NOT 24"x36", IT IS A REDUCED
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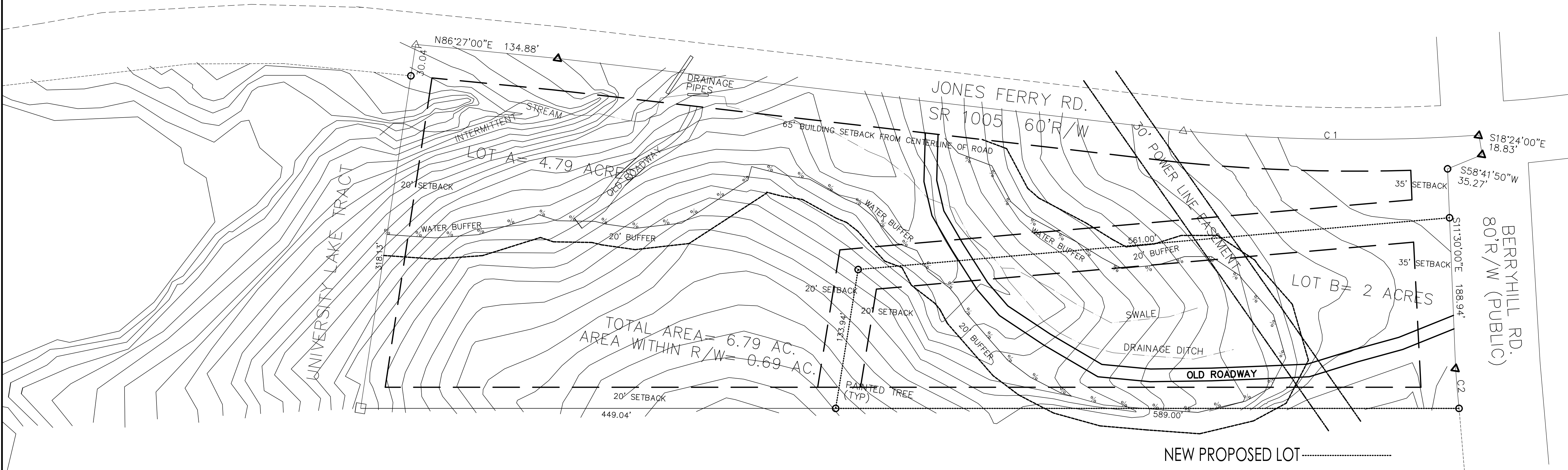
NO.	DATE	DESCRIPTION
1	10.20.2020	ZONING PERMIT
2		
3		
4		
5		
6		
7		
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9		
10		

SUBDIVISION PLAN

A-0.1

The above Drawings, specifications, ideas, designs and arrangements
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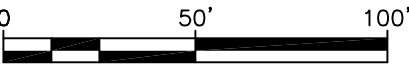
© Copyright 2020 Szostak Design Inc.



NEW PROPOSED LOT
SETBACKS - - - - -

EXISTING LOT: 6.79 ACRES

LOT A NET SIZE	3.8 ACRES
LOT A GROSS SIZE	4.59 ACRES
LOT A ALLOWED IMPERVIOUS SURFACE	8400 SF
LOT B NET SIZE	2 ACRES
LOT B GROSS SIZE	2.2 ACRES
LOT B ALLOWED IMPERVIOUS SURFACE	5700 SF



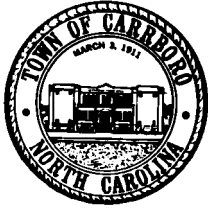
SUBDIVISION PLAN

Scale: 1/8" = 1'-0"

SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS CONDITIONAL USE PERMIT FOR A WATERSHED RESIDENTIAL SUBDIVISION AT 721 JONES FERRY ROAD	
STAFF RECOMMENDATIONS	
I. Staff Recommendations (w/ Advisory Board support where applicable):	<i>Explanation: Staff recommendations, primarily related to LUO compliance and are represented by #s 1-5 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	1. That the final plat for the project include the exact amount of impervious surface allowed on each lot, in accordance with LUO Section 15-266.
Staff, PB, TAB, EAB	2. That Town Council finds this subdivision exempt from the open space and recreation requirements of the Land Use Ordinance per the provisions of Section 15-197(a) of the Land Use Ordinance as it does not seek improvements (i.e. water, sewer, or road extensions).
Staff, PB, TAB, EAB	3. That Orange County Environmental Health well and septic permits be issued prior to final plat approval.
Staff, PB, TAB, EAB	4. That all new utilities required by the subdivision be placed underground per the provisions of Section 15-246 of the Land Use Ordinance.
Staff, PB, TAB, EAB	5. That the final plat for the project will indicate right of way dedication to NCDOT thirty feet from the centerline of Jones Ferry Road, consistent with the historically maintained right of way along the road.

ADVISORY BOARD COMMENTS / RECOMMENDATIONS	
II. 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 Council 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 reworded as Conditions

TAB	6. There is a recurring issue of existing regulations which no longer properly represent Carrboro's values and priorities which leads to a situation of something being grandfathered in. It seems inconsistent with the Town's interest in environmental protection that bike paths cannot be built near University Lake but this development is allowable. The TAB recommends that the Council take a closer look at these regulations to determine what needs to be revised to better reflect our Town's values.
EAB	7. We would like to reaffirm our comments from the September 3, 2020 Concept Plan Review for this project.
EAB	8. We suggest that the applicant consider a net zero building design.
EAB	9. We suggest that the applicant and the Town consider the sensitivity of the site due to its proximity to University Lake when following best management practices for stormwater.



TOWN OF CARRBORO
Planning Board

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, FEBRUARY 11, 2021

Recommendation regarding CUP for 721 Jones Ferry Road

The Planning Board is in favor of the approval of this CUP including the staff recommendations

Moved by Foushee, seconded by Gaylord-Miles. Passes unanimously.

VOTE:

AYES: (6) Foushee, Fray, Gaylord-Miles, Mangum, Posada, Sinclair

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3) Clinton, Poulton, Tooloee

Catherine Fray

02 / 18 / 2021


(Chair)

(Date)

Signature Certificate

Document Ref.: BDT9K-37K5R-XXNMX-IYZWT

Document signed by:

	<p>Catherine Fray E-mail: cadamson@alumni.unc.edu Signed via link</p> <p>IP: 98.26.109.4 Date: 18 Feb 2021 21:25:11 UTC</p>	 
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Document completed by all parties on:
18 Feb 2021 21:25:11 UTC

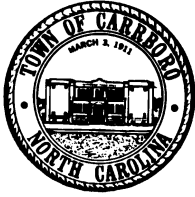
Page 1 of 1



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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

FEBRUARY 4, 2021

721 Jones Ferry Conditional Use Permit

Motion was made by Swan and seconded by Haac that the **TAB** recommends that the Town Council **approve** the draft ordinance.

VOTE:

AYES: Swan, Pcolar, Haac, Keefe, Brown (5)

ABSENT/EXCUSED: Alexander (1)

NOES: (0)

ABSTENTIONS: (0)

Associated Findings

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

The TAB recommends approval but raises the following concern regarding process:

There is a recurring issue of existing regulations which no longer properly represent Carrboro's values and priorities which leads to a situation of something being grandfathered in. It seems inconsistent with the Town's interest in environmental protection that bike paths cannot be built near University Lake but this development is allowable. The TAB recommends that the council take a closer look at these regulations to determine what needs to be revised to better reflect our Town's values.

VOTE:

AYES: Swan, Pcolar, Haac, Keefe, Brown (5)

ABSENT/EXCUSED: Alexander (1)

NOES: (0)

ABSTENTIONS: (0)

(On Behalf of Chair)

2/8/2021

(Date)



TOWN OF CARRBORO

Environmental Advisory Board

301 West Main Street, Carrboro, North Carolina 27510

RECOMMENDATION

February 11, 2021

Final CUP Review for 721 Jones Ferry Road

Motion was made by Brandon and seconded by Blanco that the EAB recommends that the Town consider the following recommendations:

- We would like to reaffirm our comments from the September 3, 2020 Concept Plan Review for this project.
- We suggest that the applicant consider a net zero building design.
- We suggest that the applicant and the Town consider the sensitivity of the site due to its proximity to University Lake when following best management practices for stormwater.

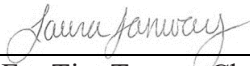
VOTE:

AYES: (4) Brandon, Kaufman, Blanco, Turner

ABSENT/EXCUSED: (2) Echart, Schalkoff

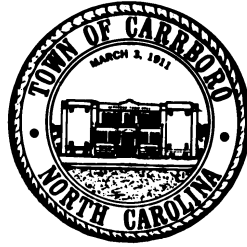
NOES: (0)

ABSTENTIONS: (0)


For Tim Turner, Chair

2-11-21
(Date)

TOWN OF CARRBORO



CONDITIONAL OR SPECIAL USE PERMIT WORKSHEET

I. COMPLETENESS OF APPLICATION

- ☐ The application is complete
☐ The application is incomplete

II. COMPLIANCE WITH THE ORDINANCE REQUIREMENTS

- ☐ The application complies with all applicable requirements of the Land Use Ordinance
☐ The application is not in compliance with all applicable requirements of the Land Use Ordinance for the following reasons:

III. CONSIDERATION OF PROPOSED CONDITIONS

If the application is granted, the permit shall be issued subject to the following conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Council, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be submitted to the Development Review Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.
2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.

IV. GRANTING THE APPLICATION

- ☐ The application is granted, subject to the conditions agreed upon under Section III of this worksheet.

V. DENYING THE APPLICATION

- ☐ The application is denied because it is incomplete for the reasons set forth above in Section 1.
- ☐ The application is denied because it fails to comply with the Ordinance requirements set forth above in Section II.
- ☐ The application is denied because, if completed as proposed, the development more probably than not:

- 1. Will materially endanger the public health or safety for the following reasons:**

- 2. Will substantially injure the value of adjoining or abutting property for the following reasons:**

- 3. Will not be in harmony with the area in which it is to be located for the following reasons:**

- 4. Will not be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Town Council for the following reasons:**
