



Legislation Text

File #: 22-194, **Version:** 1

TITLE:

Continuation of Public Hearing: Special Use Permit-A for New Commercial Building at 201 North Greensboro Street.

PURPOSE: The purpose of this agenda item is for the Town Council to continue a public hearing on Special Use Permit-A application for new Commercial Building at 201 North Greensboro Street.

DEPARTMENT: Planning Department

CONTACT INFORMATION: Marty Roupe, Development Review Administrator, Phone: 919-918-7333, Email: mroupe@carrboronc.gov <mailto:mroupe@carrboronc.gov>

INFORMATION: On April 26, 2022, Town Council opened a public hearing for consideration of an application for a Special Use Permit-A (SUP-A) to allow for the construction of a new three-story mixed-use building on the properties addressed as 201 North Greensboro Street and 100 Center Street.

Application materials from the previous meeting, including a staff report and various attachments, are viewable here:

[Town of Carrboro - File #: 22-130 \(legistar.com\) <](https://carrboro.legistar.com/LegislationDetail.aspx?ID=5565550&GUID=10F8921A-D129-4B0A-BF38-E1EE24718B0D&Options=&Search=>)

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The two properties included in the request are currently zoned B1C and B2 and the property addressed as 201 North Greensboro Street has the Downtown Neighborhood Protection (DNP) Overlay. The properties are identified as Orange County parcel identification numbers 9778-86-4587 and 9778-86-2555.

The property addressed as 201 North Greensboro Street will have the new three story building constructed on it while the property addressed as 100 Center Street will be the main parking area.

The total square footage of the new building will be 16,186 square feet in size and have a total of forty-one (41) parking spaces associated with the new building.

New and / or updated information:

Updated site plan - The applicant has been exploring changes to the site plan to accommodate a potential new location for the dumpster area as well as possibly saving some or all of the existing landscaping and vegetation on the north side of the existing parking lot on Weaver Street. The applicant may present a revised plan regarding one or both matters to Council during the meeting. Two matters of note:

-The relocated dumpster would reduce the total number of parking spaces by one, so the applicant will need to revise their parking justification information if they choose to bring the revised plan to Council.

-Retaining some or all of the existing vegetation on the north side of the existing parking lot would involve the applicant requesting, and Council approving of, a nonconforming situation to remain related to the dimensions of the lot. The applicant is still considering whether to bring this request forward to Council during the meeting.

Statement / Report regarding property values - The applicant will bring an appraiser to the meeting to testify regarding potential impacts to property values, along with a report completed by the appraiser about the matter.

Questions for follow up from Council members - Included, as Attachment A, are responses from the applicant to questions, concerns, and issues raised by Council members.

FISCAL & STAFF IMPACT: Impacts associated with holding the hearing are legal, engineering and staff time. The applicant has paid all applicable fees.

RECOMMENDATION: Town staff recommends that the Town Council continue the public hearing and consider requesting that staff bring back a written decision regarding the SUP-A to a subsequent meeting. Recommended conditions are included below:

1. That the applicant must obtain driveway permits from either NCDOT or the Town of Carrboro Public Works prior to construction plan approval.
2. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in .dxf format and shall include a base map of the whole project and all separate plan sheets. As-built .dxf files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
3. That the Town Council finds that forty-one (41) parking spaces are sufficient to serve 201 North Greensboro Street project. This finding is based on information provided by the applicant regarding the alternative modes of transportation to get to and from 201 North Greensboro Street project.
4. Proposed use# 2.11 (high volume traffic generation) is not a permissible use within B-2 zoning district. This use will be removed from the “table of proposed” uses during the Construction Plan Review process.