



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

7:30 P.M.

REMOTE MEETING*

A G E N D A

THURSDAY, JUNE 25, 2020

Item	Topic/Action	Person/Agency	Time (Approx)
I.	WELCOME & INTRODUCTIONS	Chair	7:30
II.	JOINT REVIEW ITEMS		
	A) Joint Review of Concept Plan for ArtsCenter Conditional Use Permit, 315 Jones Ferry Road	Applicant/Planning Board/TAB/AC/EAB/AHAC/SWAC	7:45
	B) Joint Review of Concept Plan for Conditional Rezoning Application for Morgan Creek Commons, 410 Smith Level Road	Applicant/Planning Board/TAB/AC/EAB/AHAC/SWAC	8:15
III.	APPROVAL OF MINUTES		
	A) June 4, 2020	Chair/Planning Board	8:45
IV.	OTHER MATTERS		
	A) Concept Plan for ArtsCenter Conditional Use Permit, 315 Jones Ferry Road	Chair/Planning Board	8:50
	B) Concept Plan for Conditional Rezoning Application for Morgan Creek Commons, 410 Smith Level Road	Chair/Planning Board	9:30
V.	ADJOURNMENT	Chair	10:00

**To view the advisory board meeting, please email Tina Moon at cmoon@townofcarrboro.org to receive an invitation to view the meeting. If you wish to make public comment, at the time of the public comment, the staff person will be able to allow speakers to remotely enter the meeting one-by-one to comment. Please send any written statement or materials to the same email provided above. Requests to remotely attend the meeting shall be made within 24 hours of the meeting start time. The requester should also specify if they wish to make any comments in the email. All written statements and materials will be forwarded to the advisory board members.*

PUBLIC COMMENT AT PLANNING BOARD MEETINGS

If members of the public wish to address the Planning Board, a time will be provided during the meeting. Speakers may address the Board only after being recognized by the Chair and only from the podium, subject to a three-minute time limit.

TOWN HALL IS ACCESSIBLE FOR PERSONS WITH DISABILITIES.

FOR MORE INFORMATION, CONTACT STAFF AT 919-918-7325.



The ArtsCenter

CARRBORO, NORTH CAROLINA

Conditional Use Permit

APPLICANT/
CONTRACT PURCHASER: THE ARTSCENTER
303 G.E. MAIN ST.
CARRBORO, NC 27710
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@CJT.PA.COM

CIVIL ENGINEER: PRESTON ROYSTER, PE
COULTER, JEWELL, THAMES PA
111 WEST MAIN ST.
DURHAM, NC, 27701
(919) 682.0368
PROYSTER@CJT.PA.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:	REQUIRED	PROPOSED
FRONT/STREET FROM CIL	MIN. 0' (PER ZONING)	16'
	30'	47'

BUILDING DATA:
EXISTING BUILDINGS: 0 / 0 SF
19,000 SF (2-STORY)
PROPOSED BUILDINGS: 19,000 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
18,500 / 300 = 62 SPACES
62 SPACES REQUIRED = 26 SPACE REDUCTION REQUESTED
PROPOSED: 36 SPACES (INCLUDING 2 ADA)

BICYCLE PARKING:
REQUIRED: N/A PER ARTICLE XVIII, TABLE OF BICYCLE PARKING STANDARDS
PROPOSED: 8 SPACES (4 RACKS)

IMPERVIOUS SURFACE:
EXISTING: 0 sf (0 ac) = 0%
PROPOSED: 27,574 sf (0.63 ac) = 46.7%

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 919.988.2788) 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 RIGHT-OF-WAY. 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. AS-BUILT 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 REFERENCE FOR DESIGNING THE WORK ZONE AND ROUTING 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(i), 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.

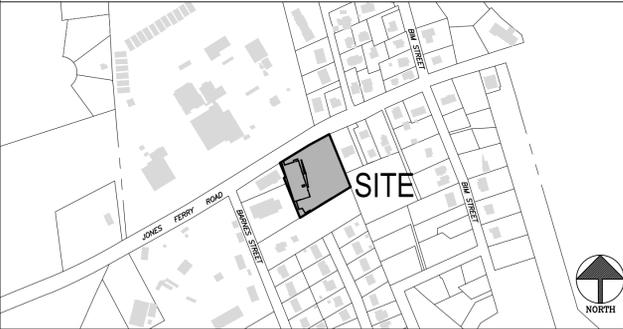
RESOURCE ORDINANCE COMPLIANCE

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

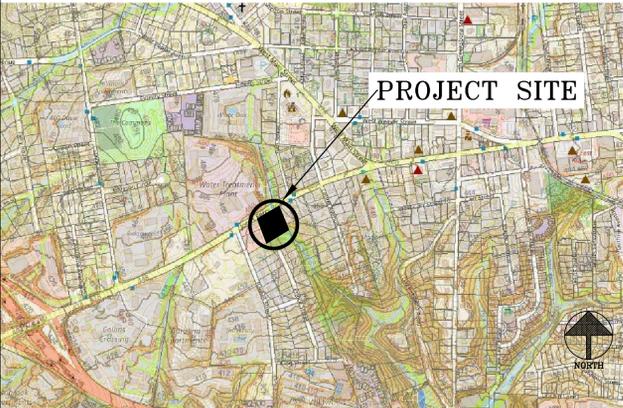
GENERAL NOTES

- 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 NEIGHBOR" 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.
- TRASH COLLECTION WILL BE COLLECTED BY THE TOWN OF CARRBORO. THE PLAN PROPOSES A 8 CY MSW DUMPSTER THAT MAY REQUIRE AN INCREASED COLLECTION FREQUENCY. THE FREQUENCY WILL BE DETERMINED DURING NORMAL OPERATION OF THE OVERALL DEVELOPMENT, BUT IT IS ANTICIPATED THAT THE COLLECTION FREQUENCY WILL BEGIN AT TWICE (2X) A WEEK.
- 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.

VICINITY MAP



CONTEXT MAP



LIST OF SHEETS

- SD-0.0 COVER
- SD-0.1 NOTIFICATION MAP
- SD-0.2 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
- SD-8.1 DETAILS
- A201 ARCHITECTURAL ELEVATIONS

APPROVAL STAMPS



Coulter
Jewell
Thames PA

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

NC BOARD OF EXAMINERS FOR
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, JCU, MTC
Checked JSA, PBR
Date 6/1/2020
Revisions

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

Sheet Title

COVER
SHEET

Sheet Number

SD-0.0



Coulter Jewell Thames
ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

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



Project
The ArtsCenter
Always Inspiring

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

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.

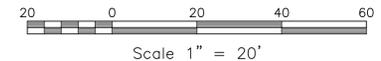
construction waste

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.

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



1 EXISTING CONDITIONS PLAN
SD-1.0 1" = 20'-0"





Coulter Jewell Thames
ARCHITECTS P.A.

111 West Main Street
Durham, N.C. 27701
p 919.682.0368
f 919.688.5646
www.cjtpa.com

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



Project
The ArtsCenter
Always Inspiring.

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

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

Sheet Title

SITE PLAN

Sheet Number

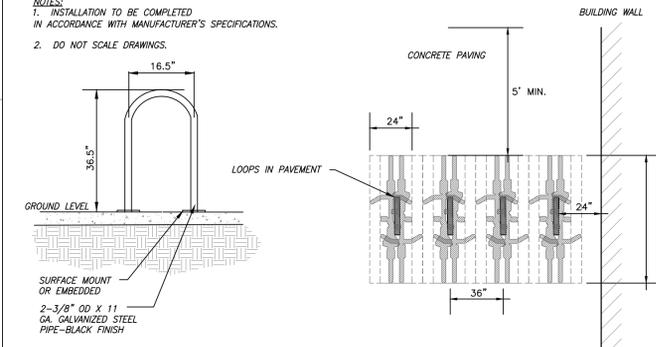
SD-2.0

site plan notes

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO BUILDING WALL ARE TO FACE OF WALL AT FINISH GRADE. DIMENSIONS TO CURB ARE TO FACE OF CURB.
3. LAY OUT IMPROVEMENTS FOR THE CIVIL ENGINEER'S OR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO BEGINNING CONSTRUCTION.
4. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
5. THE SITE WILL BE FULLY COMPLIANT WITH THE NORTH CAROLINA ACCESSIBILITY CODES (ANSI 117.1 - 2009 AND CHAPTER 11 OF THE NCBCL) 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.

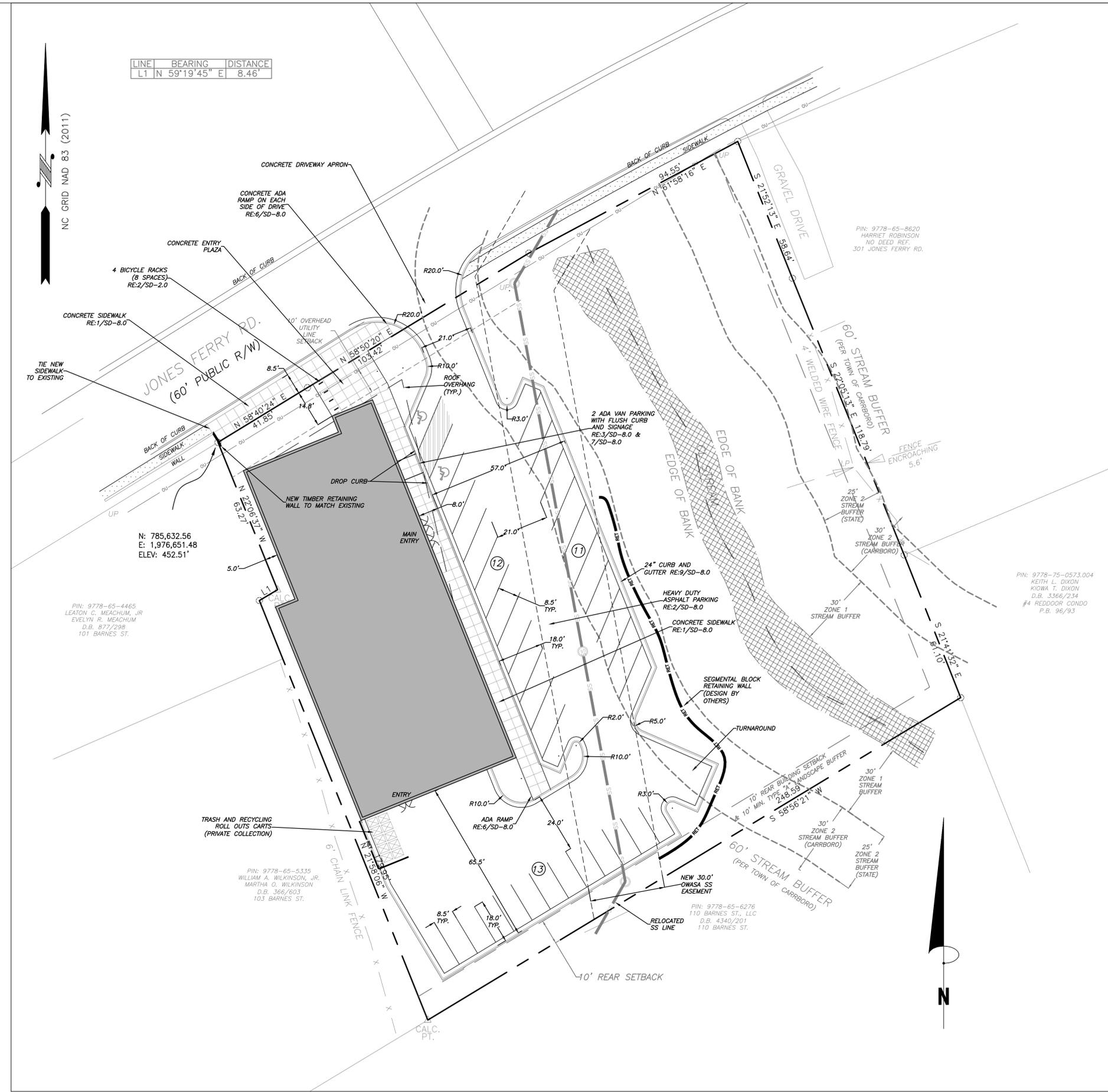
NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. 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



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

NC GRID NAD 83 (2011)

N: 785,632.56
E: 1,976,651.48
ELEV: 452.51'

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

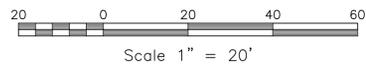
PIN: 9778-65-5335
WILLIAM A. WILKINSON, JR.
MARTHA O. WILKINSON
D.B. 366/603
103 BARNES ST.

PIN: 9778-65-6276
110 BARNES ST., LLC
D.B. 4340/201
110 BARNES ST.

PIN: 9778-75-0573.004
KEITH L. DIXON
KIDWA T. DIXON
D.B. 5366/234
#4 REDDOOR CONDO
P.B. 96/93

PIN: 9778-65-8620
HARRIET ROBINSON
NO DEED REF.
301 JONES FERRY RD.

1 SITE PLAN
SD-2.0 1" = 20'-0"

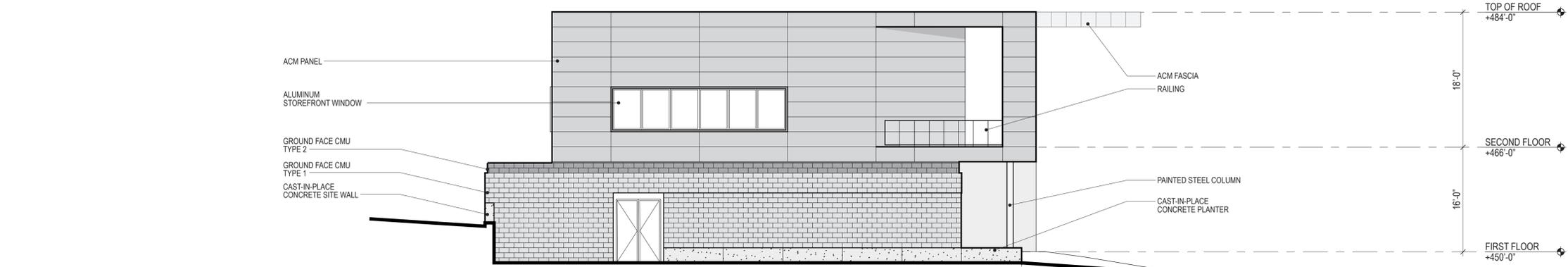




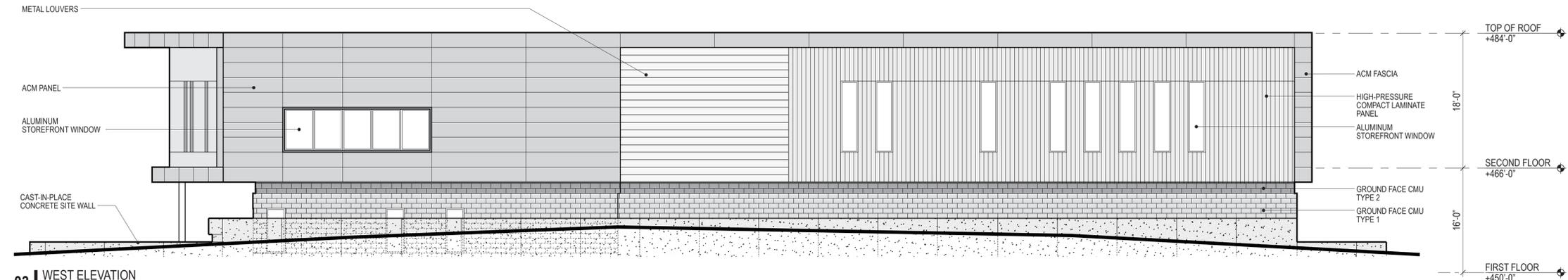
REVISIONS	DATE
1	
2	
3	
4	
5	
6	

PHASE: CONDITIONAL USE PERMIT DRAWINGS
 DATE: JUNE 1, 2020
 PROJECT: THE ARTSCENTER
 ESA PROJECT NO. 2020004
 CLIENT PROJECT NO.

EXTERIOR ELEVATIONS

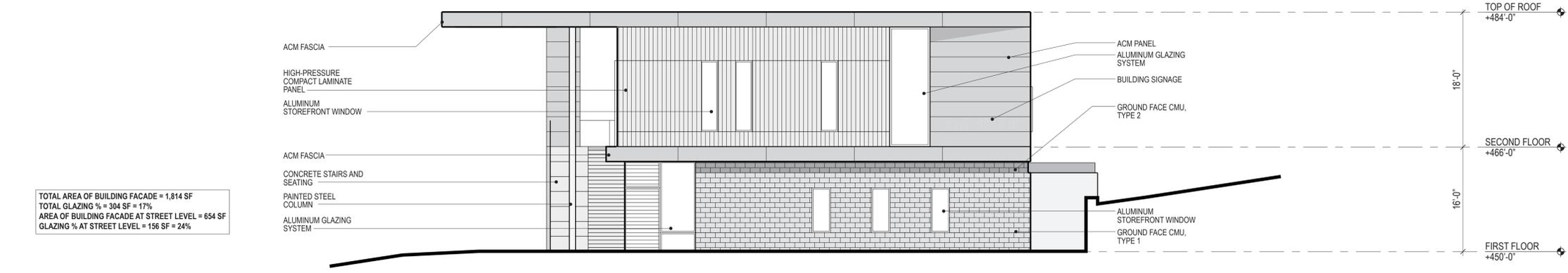


04 | SOUTH ELEVATION
 1/8" = 1'-0"

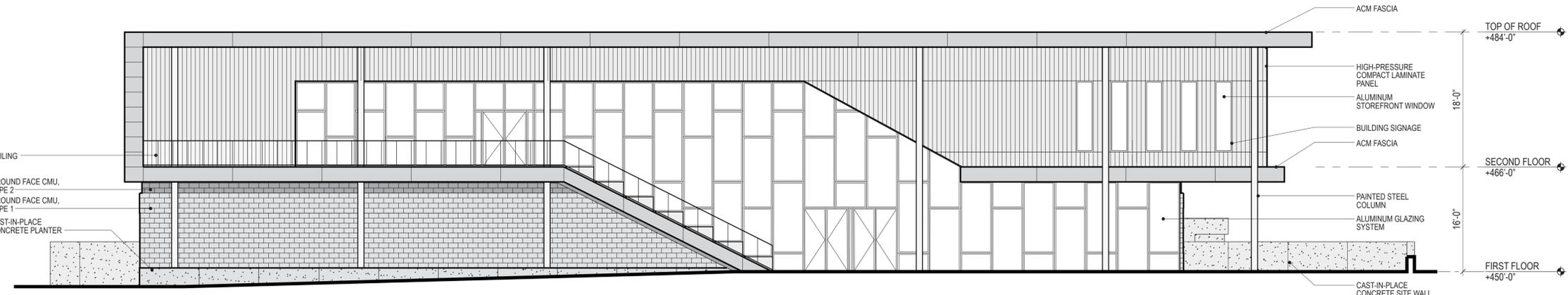


03 | WEST ELEVATION
 1/8" = 1'-0"

TOTAL AREA OF BUILDING FACADE = 1,814 SF
 TOTAL GLAZING % = 304 SF = 17%
 AREA OF BUILDING FACADE AT STREET LEVEL = 654 SF
 GLAZING % AT STREET LEVEL = 156 SF = 24%



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



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



Conceptual Site Plan

Morgan Creek Commons

CARRBORO, NORTH CAROLINA

Orange County
November 25, 2019

This site plan is a graphic representation and should be utilized for discussion purposes only.
The site plan approximates existing conditions relating to structures, wetlands, roads, parking, vegetation, and property boundaries.
Plan components may change based upon regulatory and municipal regulations and requirements at the time of approvals and/or development activity.


H+W DESIGN
Land Planning
Landscape Architecture
Site Design
2512 Independence Blvd
Suite 200
Wilmington, NC
28412

Architectural Concepts

Morgan Creek Commons

CARRBORO, NORTH CAROLINA

Orange County



Perspective View



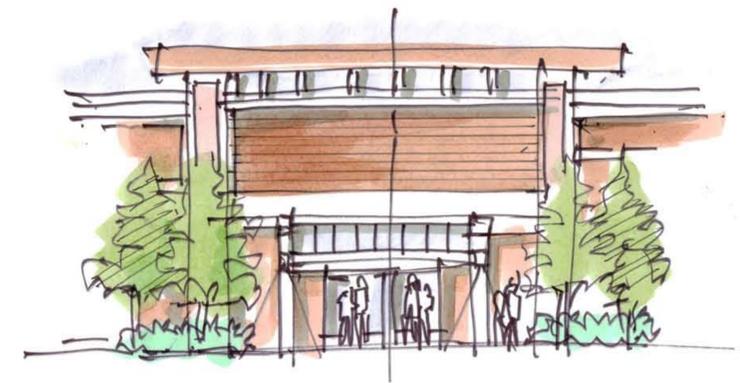
Streetscape View



Building massing and streetscape



View looking down main entry



Building massing and streetscape



View adjacent to Smith Level Road



H+W DESIGN
Land Planning
Landscape Architecture
Site Design
2512 Independence Blvd
Suite 200
Wilmington, NC
28412

This site plan is a graphic representation and should be utilized for discussion purposes only. The site plan approximates existing conditions relating to structures, wetlands, roads, parking, vegetation, and property boundaries. Plan components may change based upon regulatory and municipal regulations and requirements at the time of approvals and/or development activity.



TOWN OF CARRBORO

PLANNING BOARD JOINT ADVISORY MEETING

301 West Main Street, Carrboro, North Carolina 27510

JUNE 4, 2020 – REMOTE MEETING

MEMBERS	GUESTS	STAFF
Catherine Fray, Chair		Trish McGuire
David Clinton		Tina Moon
Braxton Foushee, Vice Chair		Marty Roupe
Rachel Gaylord-Miles, Vice Chair		Laura Janway
Kirsten Leloudis		James Thomas
Elmira Magnum		Marsha Pate
Eliazar Posada		
Susan Poulton		
Bruce Sinclair		
Rasam Tooloee		

Town Council Liaisons: Susan Romaine, Barbara Foushee, Randee Haven-O'Donnell

Absent/Excused: n/a

I. WELCOME & AGENDA ADJUSTMENTS

Catherine Fray opened the meeting at 7:35 PM and welcomed members of the Appearance Commission and Environmental Advisory Board. Staff provided an overview of the meeting agenda, the joint advisory board meeting process, and recommended modifications for a remote meeting format.

There were no adjustments to the agenda.

II. JOINT REVIEW

A) Land Use Ordinance Text Amendment to Establish a Climate Action and Environmental Sustainability Commission

Moon provided the staff presentation for all three boards, which included a short review on the steps leading to the proposed text amendment and an overview of the key elements. As drafted, the existing Environmental Advisory Board would sunset; existing members can apply for appointment to the new Climate Action and Environmental Sustainability Commission. The CAESC would continue the work of the EAB including review of development proposals and amendments but would also advise the Town Council on matters related to the implementation of the Town's climate action plans. The commission would have nine members, two with expertise relating to climate action and/or community organizing relating to climate action or similar matters.

Advisory board members discussed the draft ordinance, the composition of the new commission and its duties. Much of the discussion focused on the inclusion of duties relating to development review

1 and advancing the climate action plans, how best to accomplish both tasks in a single commission,
2 whether additional meetings or subcommittee meetings would be needed, and associated staff
3 support.
4

5 **B) Land Use Ordinance Text Amendment to Establish Regulations for Small and**
6 **Micro-Wireless Facilities**

7
8 Moon provided a short presentation to the Planning Board and Appearance Commission regarding
9 the proposed LUO text amendment relating to regulations for 5G wireless technology. Moon noted
10 that the amendment is needed to align Town regulations with North Carolina legislation. Local
11 governments have limited areas of discretion including: minimum separation requirements between
12 poles, compliance with adopted design standards, safety—maintaining sight distances and access to
13 the sidewalk, and some control over the height of poles based on residential zoning districts with
14 underground utilities.
15

16 Advisory board members asked questions and offered comments. Roupe responded to questions
17 relating to the separation standards and noted that increasing the distance to 500' would likely need to
18 gaps in service. Further comments focused on aesthetics with regard to the number and location of
19 new poles and wireless support structures, the number of poles anticipated in the short and long term.
20 There was also discussion with regard the network build-out in Carrboro in the downtown areas and
21 further out into the ETJ and northern transition area.
22

23 *The Joint Review portion of the meeting ended at 9:34.*
24

25 **III. APPROVAL OF MINUTES**

26
27 Posada moved to approve the minutes; Leloudis seconded the motion. **VOTE:** AYES (10) Fray,
28 Clinton, Foushee, Gaylord-Miles, Leloudis, Mangum, Posada, Poulton, Sinclair, and Tooloee; **NOES**
29 (0); **ABSTENTIONS** (0); **ABSENT/EXCUSED** (0). The May7, 2020 Planning Board minutes were
30 approved.
31

32 **IV. OTHER MATTERS**

33
34 After the joint review portion of the meeting, members decided to focus on the recommendation
35 for the Small and Micro-Wireless facilities first.
36

37 **B) Land Use Ordinance Text Amendment to Establish Regulations for Small and**
38 **Micro-Wireless Facilities**

39
40 After further discussion, Planning Board members voted to recommendation adoption, with the
41 inclusion of the summary statement below:
42

43 The Planning Board encourages the consideration of equity in the distribution of 5G infrastructure.
44 Every neighborhood, urban and rural, including neighborhoods in the Town's extraterritorial
45 jurisdiction, should be able to benefit from this technology.
46

47 Encourage collocation and the use of existing poles for new wireless facilities to the extent possible.
48 Applicants seeking to install 5G small wireless facilities should take advantage of the opportunity of

1 trenching and bury existing utilities. Consider appearance/design of new poles to respect the
2 surrounding area and neighborhood residents. Tree removal should be limited as much as possible.
3 Invasive plants should not be used for screening or landscaping; native plants should be.
4

5 Motion was made by Foushee and seconded by Clinton that the Planning Board of the Town of
6 Carrboro recommends that the Town Council approve the draft ordinance, with the above comments.
7

8 **VOTE:**

9 AYES: (10) Fray, Clinton, Foushee, Gaylord-Miles, Leloudis, Mangum, Posada, Sinclair, Tooloe,
10 Poulton

11 NOES: (0)

12 ABSTENTIONS: (0)

13 ABSENT/EXCUSED: (0)
14

15 **Associated Findings**

16
17 By a unanimous show of hands, the Planning Board membership indicated that no members have any
18 financial interests that would pose a conflict of interest to the adoption of this amendment.
19

20 Motion was made by Foushee and seconded by Posada that the Planning Board of the Town of
21 Carrboro finds the proposed text amendment, which will align the provisions of the Land Use
22 Ordinance dealing with towers and antennas to recent state legislation is consistent with the
23 provisions in section 15-2 which specifies the authority granted to the Town through state enabling
24 legislation.
25

26 Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment is
27 reasonable and in the public interest because the Town seeks to remain consistent with its adopted
28 plans or policies.
29

30 **VOTE:**

31 AYES: (10) Fray, Clinton, Foushee, Gaylord-Miles, Leloudis, Mangum, Posada, Sinclair, Tooloe,
32 Poulton

33 NOES: (0)

34 ABSTENTIONS: (0)
35

36 **A) Land Use Ordinance Text Amendment to Establish a Climate Action and**
37 **Environmental Sustainability Commission**
38

39 Planning Board members discussed the proposal to establish the new commission, including the
40 breadth of the CAESC's charge and duties and by association amount of work. Members also
41 discussed the important work relating to implementing the Community Climate Action Plan, and
42 the need to include all members of the community. The Planning Board voted to recommend that
43 the Town Council approve the text amendment establishing Climate Action and Environmental
44 Sustainability Commission and included a substantial introductory statement.
45

46 The Planning Board supports the name of the new commission and the emphasis on climate action.
47 There may be benefit to adding even more seats to increase the membership to more than nine.
48 Please consider appointing the existing three members of the EAB to the new commission for
49 continuity and institutional knowledge so that the CAESC can continue the work on the climate
50 action plans that the EAB has begun without losing momentum. Ways to improve accessibility and

1 diversity to better include all members of the community in both the commission and outreach are
2 not just encouraged but essential for this work, this includes the distribution of printed and
3 electronic material in all of the languages broadcasted in the area and translation services at
4 meetings. In addition, encouraging the use of asynchronous options and triaging to increase the
5 capacity of the board to take on this important work is recommended. It is important for the
6 CAESC be appointed as soon as possible. If a delay is anticipated, the new members should be
7 appointed to the EAB so that the board can be at full strength during this transition.
8

9 Motion was made by Posada and seconded by Foushee that the Planning Board recommends that
10 the Town Council approve the draft ordinance with the inclusion of the above comments.
11

12 **VOTE:**

13 **AYES:** (10) Clinton, Foushee, Fray, Gaylord-Miles, Leloudis, Mangum, Posada, Poulton, Sinclair,
14 Tooloee

15 **NOES:** (0)

16 **ABSTENTIONS:** (0)

17 **ABSENT/EXCUSED:** (0)
18

19 **Associated Findings**

20
21 By a unanimous show of hands, the Planning Board membership also indicated that no members
22 have any financial interests that would pose a conflict of interest to the adoption of this amendment.
23

24 Motion was made by Foushee and seconded by Gaylord-Miles that the Planning Board of the Town
25 of Carrboro finds that the proposed text amendment is consistent with Carrboro Vision2020 in the
26 support of environmental protection and promotion, specifically Provision 5.22 to set policies to
27 protect creeks, streams ponds and lakes, and Provision 5.31 to promote energy conservation,
28 alternative and renewable energy, as well as the Community Climate Action Plan which speaks to
29 the role of an advisory board to help guide implementation.
30

31 Furthermore, the Planning Board of the Town of Carrboro finds that the proposed text amendment
32 promotes efficient and effective government which is in the public interest.
33

34 **VOTE:**

35 **AYES:** (10) Clinton, Foushee, Fray, Gaylord-Miles, Leloudis, Mangum, Posada, Poulton, Sinclair,
36 Tooloee

37 **NOES:** (0)

38 **ABSTENTIONS:** (0)

39 **ABSENT/EXCUSED:** (0)
40

41 ***IV. ADJOURNMENT***

42 *Motion was made by Posada and seconded by Poulton that the Planning Board meeting adjourn;*
43 *the June 4, 2020 Planning Board meeting ended at 11:20 PM.*
44