



TOWN OF CARRBORO

NORTH CAROLINA

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August 13th, 2015

SGI Technical Services
Attention: Steve Addy, PE
200 North Greensboro Street
Carrboro, NC 27510
Email: stevena@sgitech.net

Re: 1st Review of Conditional Use Permit for Pizzeria Merenda at 408 West Weaver Street (PIN 9778-76-3549).

To Whom It May Concern,

The Zoning Division has completed the first review of the Conditional Use Permit plans for Pizzeria Merenda located at 408 West Weaver Street, further identified as PIN 9778-76-3549. The property that encompass this restaurant is zoned B2 (Fringe Commercial Zoning District) according to the Town of Carrboro Zoning Map.

The following items will need to be addressed/corrected on the plans and included with the next plan submittal:

Generalized Information:

1. A "Neighborhood Meeting" was held by the proposed restaurant owner, but the Neighborhood Meeting form was not completed. This form is attached and will need to be filled out and returned with the next submittal;
2. The total fee for the Conditional Use Permit for the restaurant will be \$1,378.14 (\$1200.00 + .06 x 2969sf). This fee will need to be paid to the Zoning Division prior to the 2nd submittal of the plans;
3. Related to Section 15-163 "Noise" of the LUO— this restaurant will be adjacent to numerous residential homes along Elm Street, Lindsay Street etc and it may be a concern of those property owners of the possible on-street parking, late hours etc. It may be helpful to provide a written description of intended hours, alcohol being served, any music during weekend hours etc. in order to give the Advisory Boards and the Board of Aldermen a sense of the type of restaurant that this will be- this description would be included in the packet during the public hearings.
Please note, the Board of Aldermen have the authority to place conditions on the CUP and I believe this written description will make them aware of your intentions prior to the public hearing;
4. Section 15-162 "Smoke, Dust, Fumes, Vapors, Gases and Odor" of the LUO relates odors from restaurants etc. and if you could provide written justification of how often trash will be picked up and any other offensive smells and this will be included in packet to Advisory Boards and the Board of Aldermen;
5. Please provide one set of addressed, stamped envelopes of those property owners and renters within 1000 feet of the subject property. These envelopes will be used to notify the owners and property owners of the public hearings for Advisory Board and the Board of Aldermen;
6. The plans state this will be a restaurant specializing in pizza- will there be no take-out pizza? The reason relates to permissible use and related number of parking spaces;

7. Section 15-126 of the Land Use Ordinance deals with a change in use where a non-conforming situation exists and there are numerous non-conforming situations related to the change in use of this property. No written justification (section 15-126(c)(2) in particular) has been provided as to why these non-conforming uses should be allowed to continue. Please address the continuation of the following non-conformities in written format:
 - 1.) 10 foot wide sidewalk along West Weaver Street, lighting,
 - 2.) tree canopy requirement of 15 percent within the B2 zoning district per Section 15-319 of the LUO,
 - 3.) Section 15-318 of the LUO relates to shade trees in the parking areas and the need for a minimum of 35 percent of the parking area to be shaded- please provide written justification for not providing this minimum shading requirement,

Cover Sheet:

1. The date of the plans and all revisions will need to be placed on the cover sheet;
2. Please label the plans as **Conditional Use Permit/Construction Plans**;
3. Please remove the “question mark” next to the Existing Use under the Summary Information;

Site Plan:

1. Parking Comments:
 - a. Restaurant use requires one space for every 100 sf of gross floor area- this would require thirty (30) parking spaces. The plans are presently showing nineteen (19) parking spaces- please note that a Satellite Parking Agreement will need to be provided per past discussions;
 - b. Section 15-295(a) of the LUO relates to parking spaces not being allowed to back into a public r-o-w- this is the case related to the eight (8) parking spaces on the western side of the building. Please provide written justification for the continuation of this non-conformity;
 - c. Section 15-293 of the LUO states that compact parking spaces shall provide signage informing the public of the exclusive use- this signage will need to be provided on the next submittal.
2. Review comments related to the dumpster location and screening will be provided by the Public Works Department- these comments will be forwarded to you once they are received;
3. Are any changes proposed to the outdoor lighting- this would include new lighting on the existing building? Please refer to Section 15-242.2(a) of the LUO in regard to new lights being installed and required to meet the new luminary requirements;

Landscaping Plan:

1. The screening requirement for the proposed use is: North Property Line = Type B Screen; South Property Line = Type C Screen (screening being met); East Property Line = N/A; West Property Line = Type C Screen. Provide written justification of screening intended along the North property line and written justification as to why the Type C screening along Elm Street can't be met along this property lines;

Signage:

1. Will a sign permit be requested in the future? If so, I am the contact person related to this.

Please make all the corrections and/or additions requested above. Comments from OWASA, Transportation Planner, Orange County Solid Waste and Environmental Planner have been forwarded to you already. The Town is awaiting comments from Public Works that the plans were sent to for review. Once these comments are received, they will be forwarded to you.

Please make all requested changes and resubmit six (6) sets of the plans to the Town of Carrboro Zoning Division. As we continue through this process, the Town of Carrboro Zoning Division may require additional information as necessary to ensure compliance with the LUO. If you have any questions/comments, please call me at 918-7335. Thank-you.

Sincerely,

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

James Thomas
Planner/Zoning Development Specialist

Attachments: Neighborhood Information Meeting



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MEMORANDUM

TO: James Thomas, Zoning Development Specialist

FROM: Bergen Watterson, Transportation Planner

DATE: July 28, 2015

SUBJECT: Pizzeria Merenda CUP Modification

Thank you for the opportunity to review the plans for the Pizzeria Merenda CUP Modification, dated July 15, 2015. Please find my comments below.

1. According to the Town's Land Use Ordinance (Article XVIII), 30 parking spaces are required for this use, as indicated on the drawings.
 - a. Please be sure to submit the satellite and shared parking agreements when they are finalized for the remaining 10 spaces.
2. North Carolina Building Code mandates 2 handicapped parking spaces for 26-50 regular parking spaces. Therefore, please add another handicapped space to your on-site parking supply.
3. Parking for ten bicycles is appreciated; you may reduce your total car parking spaces by one if you choose. Please see LUO Article XVIII Section 15-295.1 for guidance.
4. The drawings show two types of bike racks. Please be sure to use a style of rack that is encouraged in the LUO article referenced in item #3. The bike rack picture on the left on sheet SP-1 is the style preferred by the Town.
5. If it is feasible to add a 4 foot walkway on the east side of the building, like the one on the west side, please do. This will improve pedestrian safety and circulation on the site.

Town of Carrboro Planning Department



MEMORANDUM

Date: July 29th, 2015
To: Applicant
From: Randy Dodd, Environmental Planner
Subject: Environmental Review Comments
Project: Review – 408 West Weaver Street CUP Modification

The purpose of this memo is to provide environmental review comments for the modification for the 408 West Weaver Street CUP.

Regulatory compliance comments

There are no comments based on existing provisions of Carrboro's Land Use Ordinance

Additional Recommendations

The following comments are not based on existing provisions of Carrboro's Land Use Ordinance; as such, these comments are recommendations and not requirements to minimize the environmental impact of the project.

- A) Recommend installation of rainwater harvesting for onsite uses as well as stormwater mitigation. Specifically recommend application of the recently released NCSU Rainwater Harvesting Tool (v 3.0) as part of system design. Please specifically consider pursuing the use of harvested rainwater for nonpotable uses such as toilet flushing and for plant irrigation. This practice has multiple benefits: stormwater volume control; domestic water conservation; and operational cost savings for future occupants.
- B) Please consider committing to one or more of the following to address energy performance to meet one or more of the following
 - i. Achieve 20-40% better than required in the Model Energy Code, which for NC, Commercial is ASHRAE 90.1-2004-2006 IECC equivalent or better
 - ii. "Designed to Earn the Energy Star" rating as described at http://www.energystar.gov/index.cfm?c=evaluate_performance.bus_portfoliomanager_intro
 - iii. Architecture 2030 goal of a 50 percent fossil fuel and greenhouse gas emission reduction standard, measured from the regional (or country) average for that building type. http://www.architecture2030.org/2030_challenge/targets.html

- iv. AIA goals of integrated, energy performance design, including resource conservation resulting in a minimum 50 percent or greater reduction in the consumption of fossil fuels used to construct and operate buildings (<http://www.aia.org/fiftytofifty>)
- v. LEED certification to achieve 50% CO2 emission reduction
- vi. US Conference of Mayors: fossil fuel reduction standard for all new buildings to carbon neutral by 2030
- vii. Specific energy saving features, including but not limited to the following. For those features not incorporated, an explanation of the financial or operational reasons why the feature was omitted from the design is requested.
 - Use of shading devices and high performance glass beyond minimum standards for minimizing heating and cooling loads
 - Insulation beyond minimum standards;
 - Use of energy efficient motors/HVAC;
 - Use of energy efficient lighting;
 - Use of energy efficient appliances
 - Active and passive solar features.

C) Please consider provision of onsite renewable energy generation, e.g. commit to meeting 5% of electricity demand with onsite solar, wind, and/or geothermal. The roof/lot orientation is ideal for active solar.

D) Waste reduction features in site/building design

Please consider in future submittals what level of commitment beyond Orange County requirements (if any) you are willing to pursue to support reduced waste streams, e.g., through capacity to handle and sort product waste streams.

- i. Document building design and management program to minimize waste. Design/program should include designation of interior space suitable for recycling all recyclable waste products and documentation of recyclables diverted from waste stream.
- ii. Pursue non-standard recycling opportunities - including but not limited to the recycling options for polyethylene film and vegetative waste/compost pick-up and/or a centralized compost collection facility.
- iii. Consult with Orange County Solid Waste early on in the planning to insure that there is adequate space and facilities to collect and process recyclables to the maximum extent possible.



To: Martin A. Roupe

From: JD Freeman, PE

Cc:

Re: Conditional Use Permit
408 W. Weaver St Review 1

Date: 14 Sep 15

Comments:

Solid Waste Division:

- Plans are subject to review by Orange County Solid Waster for recycling requirements
- Storage and collection of solid wastes shall be in accordance with Chapter 11, Article III of the Town Code. Non-residential premises area allowed up to three roll-out containers. Refer to Section 11-16 and 11-17 for size number and types of containers.

Streets Division:

- Any utility work requiring work in the Right-of-Way will require an Encroachment agreement from Carrboro Public Works.
- Any work in the Public Right-of-Way will require a preconstruction conference with the Carrboro Street Superintendent.
- Need to provide notice to surrounding businesses with employees that use this property for parking.

Landscaping & Grounds Division:

- No comments

From: [Dorian McLean](#)
To: [James Thomas](#)
Subject: FW: Pizzeria Merenda
Date: Monday, July 27, 2015 3:10:20 PM

From: Nick Parker [mailto:nparker@owasa.org]
Sent: Monday, July 27, 2015 3:09 PM
To: Dorian McLean
Cc: Martin Roupe; sgjt; Darren Berger
Subject: Pizzeria Merenda

Dorian,

I reviewed the drawings dated 7/15/15 and have a few comments to share.

- 1 of the 2 water meters provides service to an adjacent parcel. OWASA does not have records of locations of privately owned/maintained sanitary sewer laterals. It will be important for work at 408 not to interrupt services to the adjacent parcel (Country Junction).
- Public water and sewer mains are not correctly labeled in Elm St but there doesn't appear to be any planned work to impact them.
- The specific model of Trapzilla grease trap must be approved by Darren Berger of OWASA. (I believe this is work still in progress by Steve Addy)
- A floor drain at least 4-inches in diameter will be required for the RP backflow preventer.
- If a dedicated fire line is needed for a sprinkler system, and "RPDA" backflow prevention assembly will be required.

Nick Parker
Orange Water and Sewer Authority
400 Jones Ferry Road
Carrboro, NC 27510
(919) 537-4201

NOTICE: In accordance with the North Carolina general statutes, chapter 132, this email address is subject to North Carolina public records law. As such, please note that all inbound and outbound messages are subject to requests for review and may be disclosed to third parties.

MEMORANDUM

TO: DORIAN MCLEAN, PERMIT TECHNICIAN, TOWN OF CARRBORO ZONING DIVISION
FROM: JEFF SCOUTEN, ORANGE COUNTY SOLID WASTE MANAGEMENT
SUBJECT: PIZZERIA MERENDA CUP MODIFICATION PLAN REVIEW COMMENTS – PLANS DATED 7/14/15
DATE: JULY 24, 2015

I have completed my review of the subject plans and the following comments must be satisfactorily addressed before I can my recommendation of approval:

1. Solid Waste Management Plan – This document must be filled out and returned to me for review and approval. A blank copy of the document will be attached to the e-mail transmitting these review comments to you.
2. Plan Sheet SP-1 (Site Plan, Parking & Landscaping) – At the ‘call out’ note for the proposed “Solid Waste & Recycling” enclosure add a note stating “*See Detail On Plan Sheet C-1*”.
3. Plan Sheet C-1 (Utilities) – At the detail for the refuse and recycling area provide a detail of the proposed screening. Note that it must comply with the Town of Carrboro’s requirements so please coordinate this with the Public Works Department.
4. Plan Sheet C-1 (Utilities) – Describe and state on the plan how the mandatory recycling of corrugated cardboard will be handled since the proposed refuse facilities only include a garbage dumpster and it cannot be deposited there. One option is to provide a second dumpster dedicated for cardboard. Another option is to take the cardboard to the Orange County recycling drop-off site located behind Carrboro Plaza.

Thanks for the opportunity to review and comment on this plan and please do not hesitate to contact me if you have any questions or wish to discuss this matter further.