

SUMMARY OF PLANNING BOARD ACTION

- Subject:** Walgreens Special Use Permit Modification
- Meeting Date:** November 17, 2009
- Recommendation:** That the Council adopts Resolution A included as Attachment 3 to the November 17, 2009 Staff Report, with three additional stipulations:
1. Pedestrian Access Path to Chapel Hill Center: That the applicant provided a low-impact (mulch) pedestrian pathway through the landscape buffer to access the property to the South. The design and location of the path to be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
 2. Cistern Management: That prior to issuance of a Zoning Compliance Permit, a maintenance plan for the proposed stormwater cistern shall be submitted for review and approval by the Town Manager.
 3. Stormceptor Water Quality Specifications: That in order to determine if the proposed Stormceptor feature complies with the Town's stormwater water quality standards, the applicant shall submit detailed information verifying the water quality capabilities for the proposed Stormceptor, prior to the issuance of a Zoning Compliance Permit.
- Vote:** 8-0
- Ayes:** Michael Collins (Chair), Del Snow (Vice-Chair), John Ager, Jason Baker, George Cianciolo, Andrea Rohrbacher, James Stroud, and Judy Weseman
- Nay:** None
- Other Issues:**
- South Estes Drive Median: Several Planning Board members believe that the proposed Walgreens project provides an opportunity to restrict full-access vehicular movements at the nearby Center Office driveway on South Estes Dr. The Board requested that staff and NCDOT continue to explore opportunities to extend the proposed median on South Estes Drive further to the east to reduce potential traffic conflicts at the Center Offices driveway.
- Underground Gas Tank Removal: A Planning Board member stated that the financial impact to remove the five underground gas tanks and associated contaminated soil would not be known until the demolition phase of this project. The member suggested that the demolition of the

existing building be delayed until such time that the applicant commits to implanting and completing the removal of the tanks and soil remediation.

Prepared by: Mike Collins, Planning Board Chair
Gene Poveromo & Judy Johnson, Staff

SUMMARY OF TRANSPORTATION BOARD ACTION

Subject: Walgreens, 1500 East Franklin Street – Application for Special Use Permit Modification

Meeting Date: December 10, 2009

Recommendation: That the Council adopt Resolution A included as Attachment 3 in the December 10, 2009 Staff Report.

Comments: To greater control left turn movements, the median on South Estes Drive should be extended south from the proposed terminus to the western property line of the current Chamber of Commerce.

The applicant should look into LED lighting for the proposed Walgreen's facility.

Vote: 8-0

Ayes: Augustus Cho, Carol Hazard, Melodie Parrish, Michael Parks, Mirta Mihovilovic; Matthew Scheer; Roger Lundblad; Matthew Lubin

Prepared by: Augustus Cho, Chair, Transportation Board
Ryan Mickles, Transportation Planner

SUMMARY OF COMMUNITY DESIGN COMMISSION ACTION

- Subject:** Walgreens Special Use Permit Modification
- Meeting Date:** November 18, 2009
- Recommendation:** That the Council adopts Resolution A included as Attachment 3 to the November 17, 2009 Staff Report, with three additional stipulations:
1. Pedestrian Access Path to Chapel Hill Center: That the applicant provided a low-impact (mulch) pedestrian pathway through the landscape buffer to access the property to the South. The design and location of the path to be reviewed and approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
 2. Cistern Management: That prior to issuance of a Zoning Compliance Permit, a maintenance plan for the proposed stormwater cistern shall be submitted for review and approval by the Town Manager.
 3. Stormceptor Water Quality Specifications: That in order to determine if the proposed Stormceptor feature complies with the Town's stormwater water quality standards, the applicant shall submit detailed information verifying the water quality capabilities for the proposed Stormceptor, prior to the issuance of a Zoning Compliance Permit.
- Vote:** 7-0
- Ayes:** George Cianciolo (Chair), Mark Broadwell, Mary Margaret Carroll, Augustus Cho, Patric Le Beau, Geordie Selkirk, and Robin Whitsell.
- Nay:** None
- Other Issues:** South Estes Drive Facade: Several Commissioners believe that the proposed façade along S. Estes Drive was not attractive and should be improved and suggested building insets, benches, and/or art.
- Prepared by: George Cianciolo, Planning Board Chair
Kay Pearlstein, Staff

DRAFT SUMMARY OF BICYCLE AND PEDESTRIAN ADVISORY BOARD ACTION

- Subject:** Walgreens, 1500 East Franklin Street – Application for Special Use Permit Modification
- Meeting Date:** December 15, 2009
- Recommendation:** That the Council adopt Resolution A included as Attachment 3 to the November 24, 2009 Staff Report, with the inclusion of four new stipulations:
- Curb-cuts and pedestrian interface. The driveway cuts should be level, aligned with a crosswalk and clearly delineated as pedestrian areas. Curb cuts should have the radius reduced as much as possible to slow vehicles at the sidewalk.
 - Marked Pedestrian Access to Chapel Hill Center: The pedestrian cross access from the Chapel Hill Center property should be a striped crosswalk marked with a watch for pedestrian sign.
 - Complete Streets Planting Strip: That the proposed sidewalks along the East Franklin Street and South Estes Drive frontages should include a planting strip in keeping with Complete Streets policy.
 - Bicycle Improvements to South Estes Drive: That the applicant and NCDOT provide bicycle lanes on both the eastbound and westbound side of South Estes Drive to accommodate current and future bicycle traffic in that location.
- Issues Discussion:** The planning staff investigate the possibility of redesign of the Chapel Hill Center entrance to reduce bike contention with cars on S Estes including prohibiting left turns from the Chapel Hill Center.
- Vote:** 7-0
- Ayes:** Dylan Sandler, Perri Morgan, Linda Gaines, Douglas Wilson, Ray Magyar, Teresa Jimenez, Douglas MacLean
- Nay:** None
- Prepared by:** Dylan Sandler, Vice Chair, Bicycle and Pedestrian Advisory Board (for Rainer Dammers, Chair)
Ryan Mickles, Transportation Planner