

**CONCEPT PLAN REVIEW SUMMARY MINUTES  
COMMUNITY DESIGN COMMISSION  
WEDNESDAY, DECEMBER 20, 2006, 7:00 P.M.**

Deputy Vice-Chair Laura King Moore called the meeting to order at 7:00 p.m. Commission members present were Mark Broadwell, Mary Margaret Carroll, George Cianciolo, Chris Culbreth, Kathryn James, Laura King Moore, Scott Nilsen, and Amy Ryan. Staff members present were Senior Planner Kay Pearlstein and Senior Planning Technician Kay Tapp.

**WALGREENS @ 1500 EAST FRANKLIN STREET (File No. 9789-93-9143)**

A request for a Concept Plan Review has been submitted for a general business use at the corner of East Franklin Street and South Estes Drive. The proposal includes demolishing an existing service station (Walker's BP) and car wash, located at 1500 East Franklin Street, and constructing a 2 story, 12,000 square foot structure. The proposal also includes 30 parking spaces. Two of four existing driveways are proposed to be closed. The .75-acre site is located in the Community Commercial (CC) zoning district and the site is identified as Orange County Parcel Identifier Number 9789-93-9143.

**APPLICANT PRESENTATION**

The applicant from the Design Response presented the project proposal which included reduced parking numbers from that required by Land Use Management Ordinance, one parking space per 400 square feet of floor area in lieu of 1 parking space per 250 square feet of floor area for retail business. The applicant also stated that he would like to enlist the Commission when designing the building elevations and material selection.

**CITIZEN COMMENT**

Mr. Walker, owner of Walker's BP made three points that he wanted to state: 1. the E. Franklin Street/S.Estes Drive intersection is the most dangerous in Chapel Hill and the drug store traffic will make it worse, 2. Caribou Coffee customers currently park in the gas station when Caribou's lot is full and if Walgreens doesn't offer the same courtesy, Caribou Coffee will have parking problems, and 3. that citizens in Chapel Hill need full service gas stations.

**COMMISSIONERS' COMMENTS AND QUESTIONS**

1. Commissioner Amy Ryan recommended that there be an entrance from E. Franklin Street otherwise illegal traffic movements will occur. She believed that traffic impacts will be the biggest problem.

She liked the design and the landscaping.

2. Commissioner Kathryn James suggested that additional stormwater techniques be used, such as rain gardens and recommended the applicant research using a "green roof" for the building. She emphasized that this is an important Chapel Hill corner and that a retail store is a better use than the gas station and that it should be attractive.

She pointed out that the bike rack as proposed was not shaded because the landscaping appeared to be shrubbery and not trees. She suggested that shade trees be selected in that location.

3. Commissioner George Cianciolo thanked the applicant for a clear presentation. He supported the reduction of impervious surface and recommended an additional bike rack be installed.

He was concerned about illegal left turns from E. Franklin Street and suggested a conference with the Town's Traffic Engineer. He believed that the applicant should investigate a pedestrian refuge at the intersection.

He stated that the design was attractive. He sympathized with the Walkers for loss of their business.

4. Commissioner Mark Broadwell was interested in seeing another business in conjunction with Walgreens along the street front on E. Franklin Street.
5. Commissioner Mary Margaret Carroll thought that a 2-story building so close to the street was daunting. She suggested an alternative configuration that did not include a 2-story structure.
6. Commissioner Chris Culbreth sympathized with Mr. Walker. He stated that the highest and best use of land sometimes involves change. From the alternative plans presented he liked #3, the one that the applicant was proposing. He wanted to see good communication between the street and the building. He recommended that the building use natural materials.
7. Commissioner Laura Moore read the Chair's (Jonathan Whitney) comments in his absence. He supported the plan and applauded the buffer placement. He cautioned that it will be important to use natural materials and earth colors.
8. Commissioner Moore stated she liked the plan and was concerned about the reduction of parking spaces. She looks forward to reviewing the Traffic Impact Analysis.

#### SUMMARY OF COMMENTS

The Commission supported the plan to place the building at the front of the lot with parking behind. Several members applauded the good design on a difficult site. Their biggest concern was the traffic movements both in and out of the site and the additional traffic that a drug store will generate at an already dangerous intersection.

Prepared for: Deputy Vice-Chairperson Laura King Moore  
Prepared by: Kay Pearlstein, Senior Planner

Attachments: Letter from resident at 249 Seminole Drive  
Email from resident at 9 Banbury Lane

249 Seminole Drive  
Chapel Hill, North Carolina 27514

December 13, 2006

Ms. Kay Pearlstein  
C/o The Planning Dept  
Town Hall  
405 Martin Luther King Blvd.  
Chapel Hill, North Carolina 27514-5705

Dear Ms. Pearlstein:

I have been a resident of Chapel Hill since 1985. During that time I have many times utilized the services provided by "Walker's B.P.", located on the corner of Estus Drive and Franklin Street

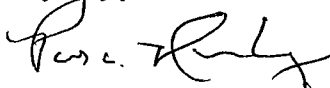
This station is one of the very few "full-service" service stations in our area. Before embarking on an extensive automobile trip, I have usually driven to Walker's and had the oil and tires checked as well as any other parts of my car that the service people thought should be looked at.

On three occasions, I called Walker's when my car was inoperable and their service and cooperation was outstanding.

: Walker's B.P." is an important asset to us. It is my sincere hope that they will be permitted to continue to operate, regardless of the sale of the property to Walgreen's.

Pharmacies are in abundance. Full-service auto stations are not.

Very truly yours,



Paul A. Rosenberg

HI---thank you for your helpful phone conversation this morning. Here are my comments for the CDC---for the meeting tonight, Wednesday---and also for their continuing work on the situation with Walgreen Drugs. Would you please also relay these comments to any other officials who might find them useful:

1. Please do not allow Walgreen Drugs to alter or violate the requirements for parking for any reason. The area Walgreen is interested in is already a crowded intersection which is dangerous during several times a day.
2. If Walgreen should eventually manage to relocate to the property in question, I---and many like me---will not patronize Walgreen. Please pass this item to the management and other representation for Walgreens. Walgreen probably does not want an empty store.

Kindest Regards,  
Christopher Reynolds, 9 Banbury Lane, Chapel Hill, NC 27517. PH:  
919.918.7903