

ORANGE COUNTY ABC STORE ADDITION

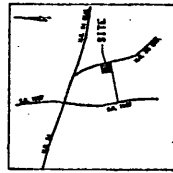
CONDITIONAL USE PERMIT MODIFICATION

106 HIGHWAY 54 BYPASS

CARRBORO NORTH CAROLINA

DRAWING INDEX

SHEET NUMBER	TITLE
C-1	COVER
C-2	SITE PLAN
C-3	UTILITY & LIGHTING PLAN
C-4	GRADING, DRAINAGE, & EROSION CONTROL PLAN
C-5	SITE DETAILS
C-6	SITE DETAILS
D-1	DEMOLITION PLAN
L-1	LANDSCAPE PLAN AND DETAILS
A-1	ARCHITECTURAL BUILDING ELEVATIONS



SITE DATA

PARCEL TAX REFERENCE:
PARCEL #10 NUMBER
ZONING DISTRICT
PROPOSED USE

PARCEL ADDRESS
PROPOSED FLOOR AREA

MINIMUM FRONT SETBACK
MINIMUM SIDE SETBACK
MINIMUM REAR SETBACK
PARKING REQUIRED
PARKING PROVIDED

7,114.36
9778-28-1438
DISTRICT-4 (R-4)
RETAIL SALES (USE CATEGORY 2, 110)
106 HIGHWAY 54 BYPASS
4,000 SQUARE FEET (EXISTING)
4,000 SQUARE FEET (PROPOSED)
8,000 SQUARE FEET (TOTAL)

RETAIL 4,000 SF 8 000 30 SPACES
32 STAGNANT SPACES
32 TOTAL SPACES

PROPOSED AREA OF IMPERVIOUS SURFACE: 11,450 SQUARE FEET
EXISTING IMPERVIOUS SURFACE AREA: 28,450 SF 76.5% OF LOT AREA
PROPOSED IMPERVIOUS SURFACE AREA: 27,537 SF 74.5% OF LOT AREA

NOTES

- THIS TRACT IS OUTPARCELED BY ORANGE COUNTY ABC STORE ADDITION.
- THIS PARCEL IS NOT LOCATED WITHIN A HAZARDOUS AREA.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY ON THE SITE, THE APPLICANT WILL HOLD A PERMIT TO DEMOLISH FROM THE CARBORO FIRE MARSHAL.
- PARKING LOT WILL BE REPAIRED TO MEET THE REQUIREMENTS OF THE CARBORO FIRE MARSHAL.
- FIRE LANE STRIPPING WILL BE COORDINATED WITH THE CARBORO FIRE MARSHAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PER CHAPTER 12 OF THE CARBORO TOWN CODE.

CIVIL ENGINEER

PHILIP POST & ASSOCIATES
401 PROVIDENCE ROAD SUITE 200
CHAPEL HILL, NC 27514
TEL. (919) 923-1173

APPLICANT

ORANGE COUNTY ABC BOARD
LINDA WARD, INTERIM GENERAL MANAGER
122 HIGHWAY 70 EAST
HILLSBOROUGH, NC 27278
TEL. (919) 792-3432

ARCHITECT

JOHN C. WILLIAMS
P.O. BOX 1018
HILLSBOROUGH, NC 27278
TEL. (919) 792-6811

ORANGE COUNTY ABC BOARD
121 HIGHWAY 70 EAST
HILLSBOROUGH, NC 27278
TEL. (919) 792-3432

COVER SHEET

ORANGE COUNTY ABC STORE ADDITION
CUP MODIFICATION

ORANGE COUNTY, NC



PHILIP
POST
ASSOCIATES

PHILIP POST & ASSOCIATES, INC.
1000 W. 10TH ST.
SUITE 200
CHAPEL HILL, NC 27514
(919) 923-1173
FAX (919) 923-1174

PHILIP
POST
ASSOCIATES

PLANNING
ENGINEERING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
1001 Peachtree Road, N.E.
Atlanta, Georgia 30309
(404) 525-1122
FAX (404) 525-1123
C-10000000-000-00000000

02/12/98

DRANGE COUNTY, NC

CUP MODIFICATION

ORANGE COUNTY ABC STORE ADDITION

SCALE: 1"=20'-0"

REVISIONS: 1. 12/1/97, APPROXIMATE LAYOUT
2. 12/1/97, CANNON-BELAM SHOPPING CENTER
3. 12/1/97, CANNON-BELAM SHOPPING CENTER

ORANGE COUNTY ABC STORE ADDITION
CUP MODIFICATION
DRANGE COUNTY, NC
02/12/98

PHILIP
POST
ASSOCIATES
PLANNING
ENGINEERING
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
1001 Peachtree Road, N.E.
Atlanta, Georgia 30309
(404) 525-1122
FAX (404) 525-1123
C-10000000-000-00000000

SCALE: 1"=20'-0"

REVISIONS: 1. 12/1/97, APPROXIMATE LAYOUT
2. 12/1/97, CANNON-BELAM SHOPPING CENTER
3. 12/1/97, CANNON-BELAM SHOPPING CENTER

LEGEND

- EXISTING CONCRETE DRIVEWAY
- PROPOSED CONCRETE DRIVEWAY
- EXISTING ASPHALT DRIVEWAY
- PROPOSED ASPHALT DRIVEWAY
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT

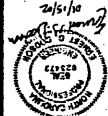
SCALE: 1"=20'-0"

SCALE: 1"=20'-0"

APPLICANT
ORANGE COUNTY ABC BOARD
122 HIGHWAY 70 EAST
HILLSBOROUGH, NC 27278
TEL. (919) 732-3432

[illegible]

ASSOCIATES
PHILIP
POST

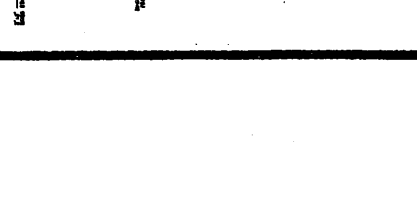
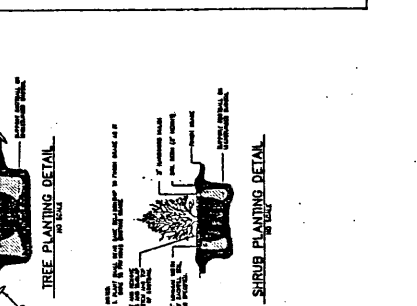
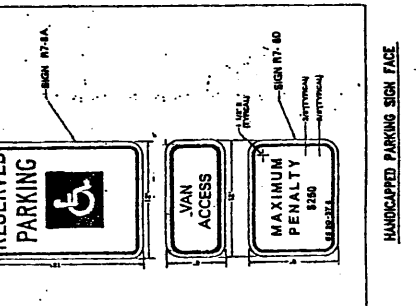
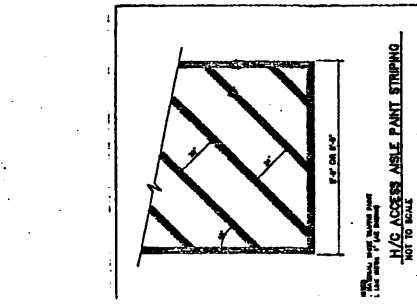
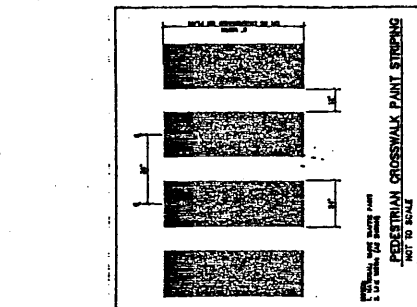
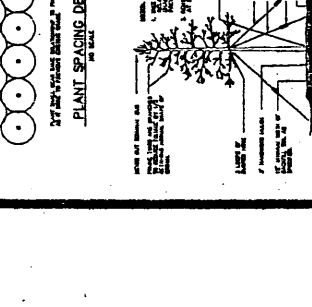
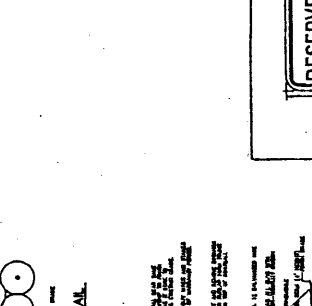
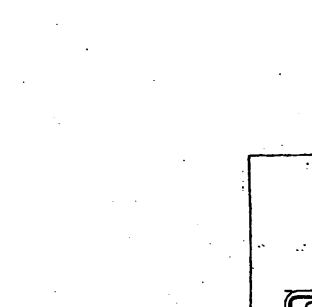
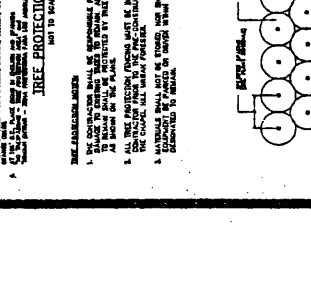
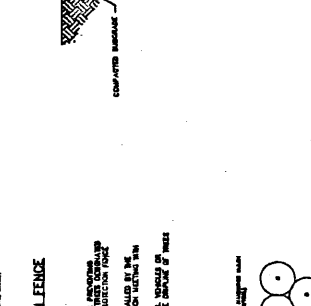
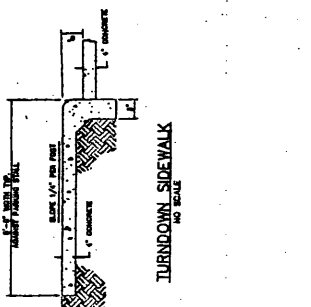
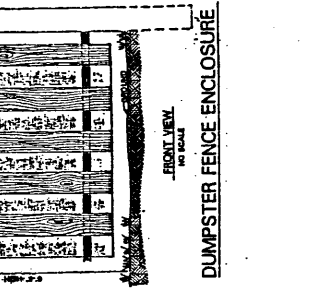
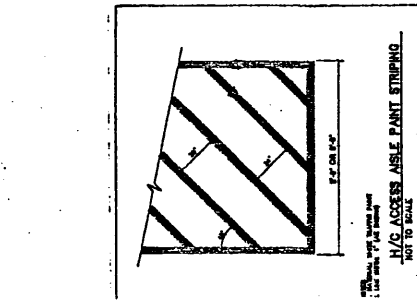
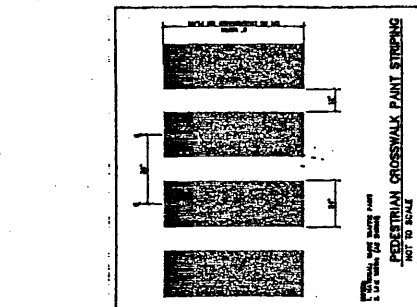
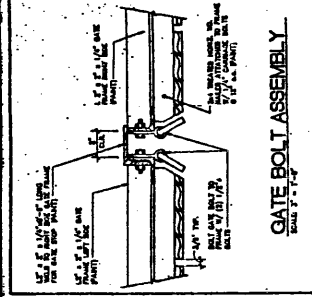
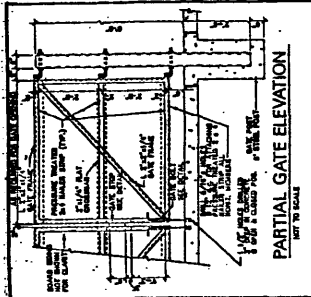
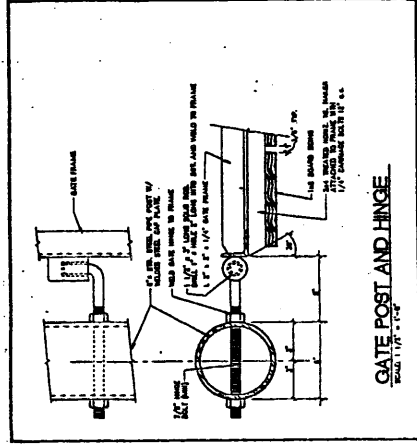
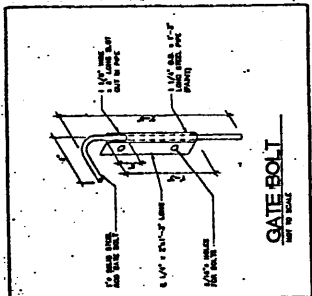
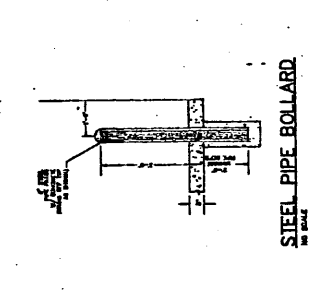


ORANGE COUNTY ABC STORE ADDITION
CUP MODIFICATION
SITE DETAILS

DATE: 10/15/2012
PROJECT: 10/15/2012
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1/8" = 1'-0"

REVISIONS: 1. 10/15/2012, 10/15/2012, 10/15/2012
2. 10/15/2012, 10/15/2012, 10/15/2012
3. 10/15/2012, 10/15/2012, 10/15/2012
4. 10/15/2012, 10/15/2012, 10/15/2012
5. 10/15/2012, 10/15/2012, 10/15/2012
6. 10/15/2012, 10/15/2012, 10/15/2012
7. 10/15/2012, 10/15/2012, 10/15/2012
8. 10/15/2012, 10/15/2012, 10/15/2012
9. 10/15/2012, 10/15/2012, 10/15/2012
10. 10/15/2012, 10/15/2012, 10/15/2012

SHEET: 10/15/2012
DATE: 10/15/2012
SCALE: 1/8" = 1'-0"



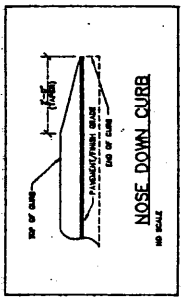
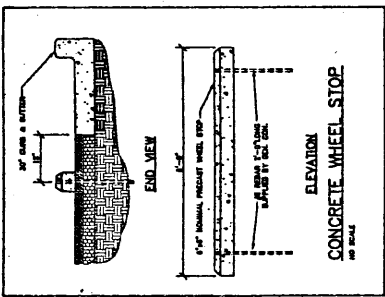
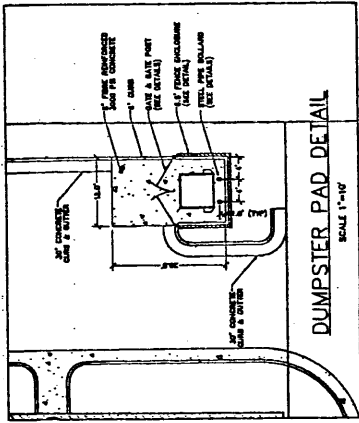
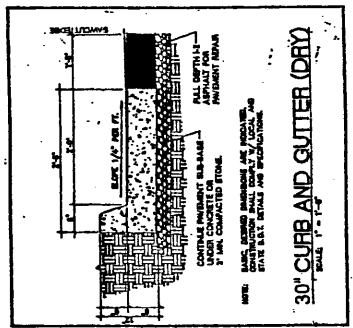
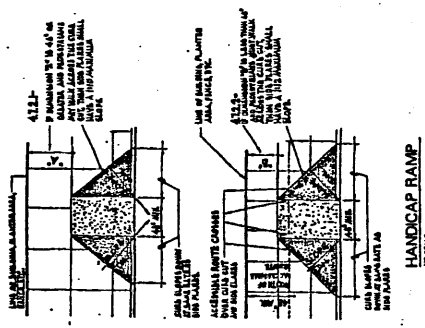
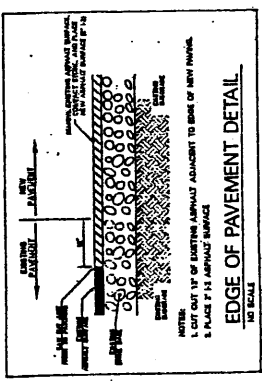
PHILIP
POST
ASSOCIATES



ORANGE COUNTY ABC STORE ADDITION
CUP MODIFICATION
SITE DETAILS

REVISIONS
DATE: 10/24/10
DRAWN BY: JF
CHECKED BY: JF
PROJECT NO.: 1001000
SHEET 1 OF 1

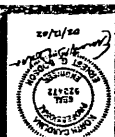
SHEET 1 OF 1



SCALE 1"=20'-0"
 DRAWN BY: [redacted]
 CHECKED BY: [redacted]
 DATE 10/27/97
 PROJECT NO. 31111
 DRAWING NO. 31111-1

ORANGE COUNTY ABC STORE ADDITION
CUP MODIFICATION







20



PHILIP
POST
&
ASSOCIATES

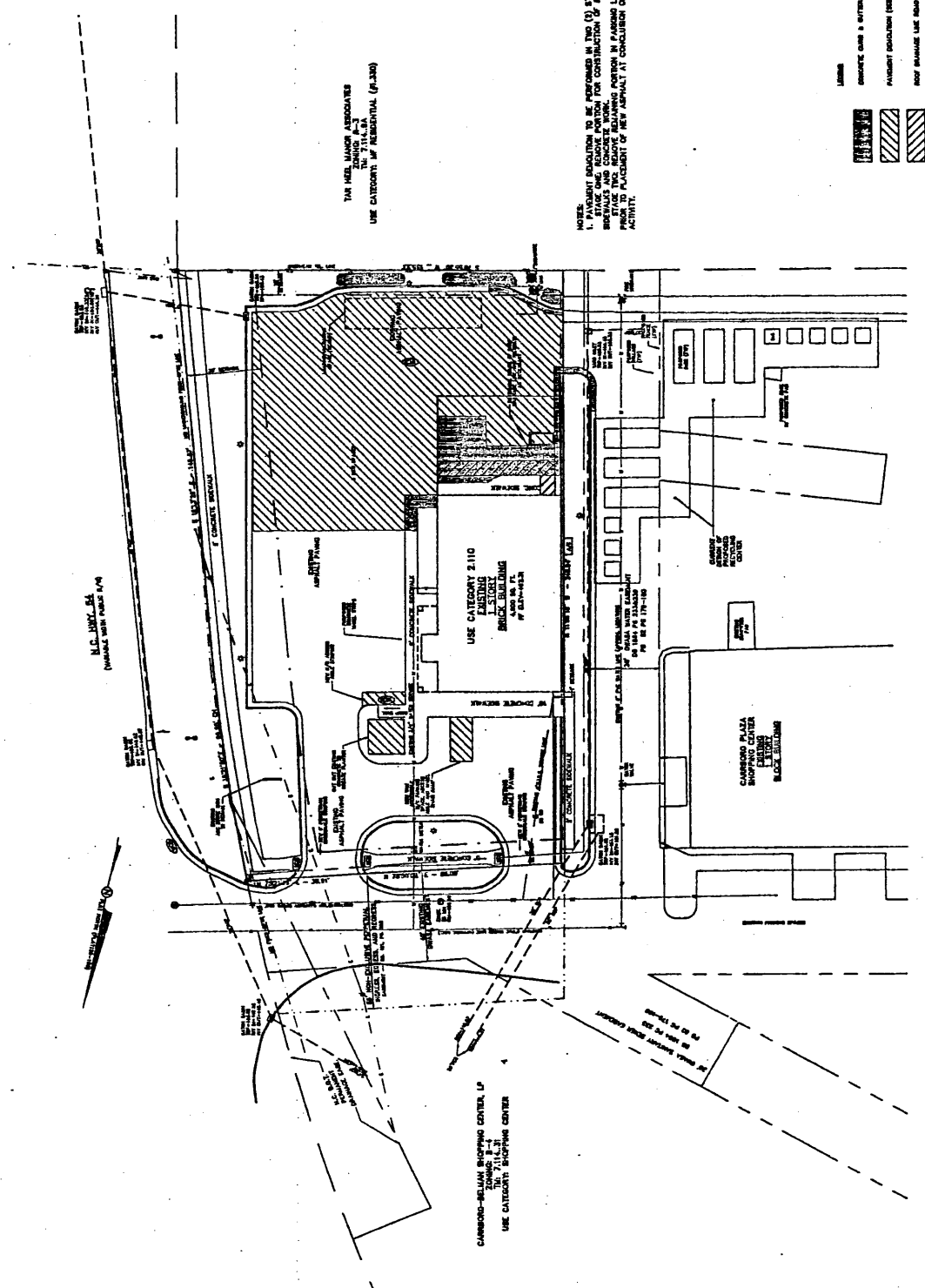
401 FIVE CORNERS ROAD
 CROFTON, MD. 21114
 (818) 262-1172
 482-2400 = 830-9662
 822 NORTH ELM ST.
 EL PASO, TX 75401
 (915) 272-7711

APPLICANT
ORANGE COUNTY ABC BOARD
123 HIGHWAY 70 EAST
HILLSBOROUGH, NC 27278
TEL. (818) 732-3432

NOTES:
1. PAVEMENT REDUCTION TO BE PERFORMED IN TWO (2) STAGES.
STAGE ONE REMOVE PORTION FOR CONSTRUCTION OF BUILDING ADDITION.
SIDEWALKS AND CONCRETE WORK.
STAGE TWO REMOVE REMAINING PORTION IN PARKING LOT AREA IMMEDIATELY
PRIOR TO PLACEMENT OF NEW ASPHALT AT CONCLUSION OF ALL CONSTRUCTION
ACTIVITY.

YAR WEL MANOR ASSOCIATES
ZONING A-3
TD: 7.114.8A
USE CATEGORY: MF RESIDENTIAL (R.330)



A-1

SHEET NO.

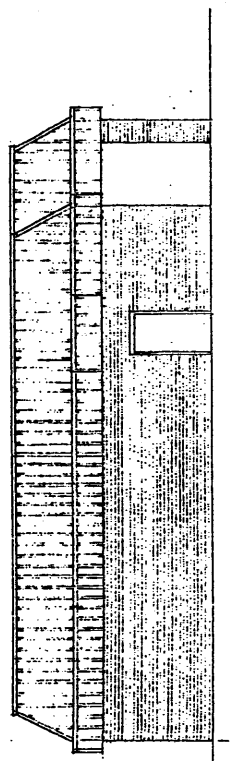
JOB NO. 2125

ELEVATIONS

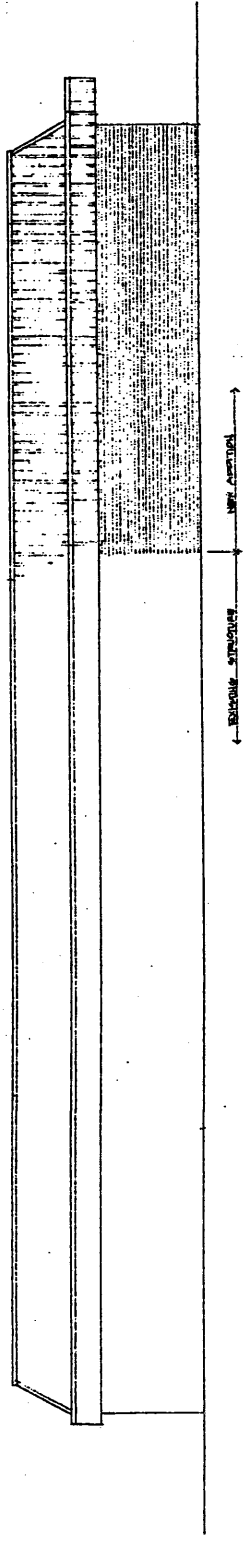
PROJECT: ADDITION FOR
ORANGE COUNTY ABC STORE
CARPENTER PLAZA
CARPENTER, NORTH CAROLINA

John C. Williams, AIA, P.A.
Architect
PO Box 1018
Hillsborough, NC 27278
919 732 6811

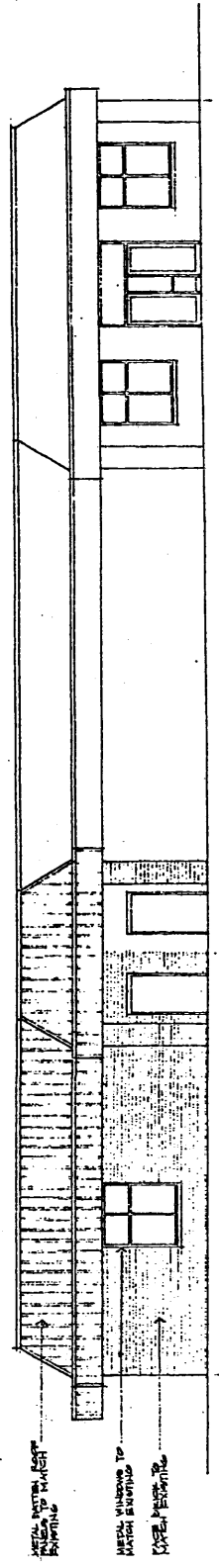
DATE: 10/15/88
BY: JAW



SOUTH ELEVATION (LEFT SIDE) SCALE: 1/4"=1'-0"



WEST ELEVATION (LEFT SIDE) SCALE: 1/4"=1'-0"



EAST ELEVATION (RIGHT SIDE) SCALE: 1/4"=1'-0"

STAFF REPORT

TO: Board of Aldermen

DATE: March 26, 2002

PROJECT: Modification to Conditional Use Permit of Carrboro Plaza Shopping Center with an ABC Store.

APPLICANT/OWNER: Orange County ABC Board
Linda Ward, Interim General Manager
122 Highway 70 East
Hillsborough, NC 27278

PURPOSE: Orange County ABC Board has submitted an application for a Modification of the Conditional Use Permit to allow an addition to the existing ABC Store (Use 2.110) at 106 Highway 54 Bypass.

EXISTING ZONING: B-4 (Outlying Concentrated Business)

TAX MAP NUMBER: 7.114..32

LOCATION: 106 Highway 54 Bypass

TRACT SIZE: 35, 022 square feet (.804 acres)

EXISTING LAND USE: Retail Sales (Use 2.110)

PROPOSED LAND USE: Combination Use (Use 27.00)- consisting of Wholesale Sales (Use 2.130) and retain existing Retail Sales (Use 2.110)

SURROUNDING LAND USES: North: B-4, Outlying Concentrated Business
South: R-3, Residential District
East: R-7.5, Residential District
West: B-4, Outlying Concentrated Business

ZONING HISTORY: B-4 prior to 1980

RELEVANT ORDINANCE SECTIONS: 15-146 Table of Permissible Uses
15-64 Amendments to and Modification of Permits

ANALYSIS

Background

Orange County ABC Board has submitted an application for a Modification to an existing Conditional Use Permit (CUP) of Carrboro Plaza Shopping Center with an ABC Store that was originally issued on February 27, 1983. The Modification to the CUP is to allow an addition to the existing ABC Store (Use 2.110) at 106 Highway 54 Bypass. This addition to the existing one-story building will be used for wholesale sales (Use 2.130) and will be a 2,000 square foot addition to the existing 4,000 square foot building. The applicant requests that the Board of Aldermen consider, deliberate, and make a decision on the Modification to the existing Conditional Use Permit (CUP).

Access, Parking and Transportation Impact

Access:

The proposed means of ingress and egress will not change for the Modification to the Conditional Use Permit (CUP).

Parking:

The parking requirements of the LUO have been satisfied for the proposed project. Section 15-291 of the LUO recommends one (1) space for every 200 square feet of gross floor area. The number of spaces required for the site is thirty (30) $[6,000/200 = 30 \text{ spaces}]$. The applicant has provided thirty-five (35) total parking spaces (33 standard parking spaces and 2 handicap parking spaces).

Please note that all of the parking spaces and access aisles comply with the minimum size requirements of the LUO.

Loading Area:

Section 15-300 "Loading and Unloading Areas" of the LUO recommends one (1) loading/unloading space for the gross floor area of this building (to include existing and proposed gross area). The applicant has provided this one (1) loading/unloading space and it meets the appropriate 12ft. by 55ft. size requirement.

Transportation Impact:

The applicant submitted a Transportation Impact Statement (TIS) summarizing the expected traffic impacts of the proposed project. The existing average weekday trip volume is 163 trips. The addition will provide thirteen (13) additional trips per day to the existing weekday traffic volume. Highway 54 West has a sufficient design capacity in reserve to accommodate the number of trips generated by the proposed addition to the ABC Store. Therefore, the applicant does not anticipate any negative impact on the existing road system nor will any street improvements be required for this project. The Town's Transportation Planner has reviewed the Transportation Impact Statement prepared by the applicant and concurs with the applicant's information.

Conclusion:

The proposed project complies with the requirements of the LUO pertaining to vehicular access, parking and transportation impact.

Tree Protection, Screening and Shading

Tree Protection:

Section 15-316 of the LUO specifies that all trees greater than 18" in diameter and all rare tree species must be preserved, to the extent practicable. An evaluation of the site reveals that there are no specimen trees on the site. However, existing trees on the site will be protected during the construction by the appropriate tree protection fencing.

Screening:

The required screenings for this project are based on the requirements of Section 15-308 of the LUO. Section 15-308 of the LUO prescribes that retail sales/wholesale sales (Use 2.110 and Use 2.130) should provide a type "B" screen between it and the adjacent residential uses (Tar Heel Manor Apartments). A type "B" screen along the southern property line has been provided and consists of: existing wax myrtles, two (2) existing oak trees, six (6) proposed Fortunes Osmanthus, and two (2) crape myrtles. Per Section 15-308 of the LUO requires a type "C" screen along the eastern property line or Highway 54 Bypass and has been provided for. This type "C" screening consists of: two (2) existing bradford pear trees, one (1) existing sycamore tree, five (5) junipers, and eleven (11) dwarf crape myrtles. Screening along the northern and western property lines are not required due to similar uses.

Shading:

Section 15-317(b) of the LUO requires that twenty (20) percent of the vehicle accommodation area be shaded. The total vehicle accommodation area for this project is 17,459 square feet and the required shading is 3,492 square feet. The total shading provided for in this project is 3,854 square feet. The shading requirement for this project has been complied with.

Conclusion:

The proposed project complies with the requirements of the LUO pertaining to tree protection, screening and shading.

Drainage, Grading and Erosion Control

Drainage:

All drainage patterns will remain the same as pre-construction conditions with runoff being directed towards the southeast corner of the existing parking lot. Overall, there will be a three (3) percent reduction in impervious surface area with the proposed addition. The Town Engineer has reviewed the proposed plans and the drainage and finds that the project does comply with the water quantity/quality provisions of Section 15-263 of the LUO.

Grading:

The proposed addition will not change the existing grading of the lot. The area where the new additional will be built is presently asphalt, this asphalt will be removed for the addition. The Town Engineer has reviewed the plans and verified that they comply with the engineering specifications of the LUO.

Erosion Control:

Per Section 15-264 of the LUO governs sedimentation and erosion control. All sedimentation and erosion control permitting is handled by the Orange County Erosion Control officer prior to beginning construction. Consistent with Orange County policy, since the project will disturb less than 20,000 square feet, no permit is necessary. Even though no permit is required, the North Carolina General Statutes requires that sediment be contained on the site. As a result, the applicant should be prepared to control erosion on the site, if applicable.

Conclusion:

The proposed project complies with the requirements of the LUO pertaining to drainage, water quality/quantity and erosion control.

Utilities

No new OWASA lines are being provided as part of this project. The existing water and sewer will be serving the proposed addition. OWASA has reviewed the plans and has determined that the existing water and sewer facilities are adequate to serve the proposed project. No other water and sewer changes are proposed as part of this project.

Section 15-242 and Section 15-243 of the LUO governs exterior lighting requirements. Section 15-242 requires that exterior lighting be provided for the safety of the general public. The existing lighting will remain and there will be no additional lighting being added.

The Town of Carrboro Public Works Department has reviewed the location of the dumpster and is satisfied with it location and construction.

Conclusion:

The proposed project complies with all of the requirements of the LUO pertaining to utilities.

Architecture – Exterior Design

The proposed addition will closely reflect the construction of the existing building, which is one-story with a brick façade front. There are no proposals for signage additions.

Conclusion:

The LUO does not contain provisions for architectural design features for the proposed addition to the ABC Store. As a result, compliance with Town standards is a non-issue.

Neighborhood Meeting & Tenant Mailings

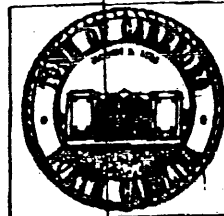
It should be noted that a Neighborhood Meeting was held on February 27, 2002 (See Attachment C) at 7:30 PM in Town Hall. The applicant stated that no one showed up for this meeting after waiting for approximately three-quarters of an hour.

The Planning Division mailed notifications to tenants of the following apartment complexes or those within 1000 feet of the proposed project: 1. Berkshire Manor Apartments 2. Chateau Apartments 3. Carolina Apartments.

RECOMMENDATION

The Administration recommends that the Board of Aldermen approve the Modification to the Conditional Use Permit to allow a Combination Use (Use 27.00) consisting of the existing Retail Sales (Use 2.110) and the proposed Wholesale Sales (Use 2.130) addition to the existing ABC Store at 106 Highway 54 Bypass.

TOWN OF CARRBORO



TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

DUE TO PROPOSED LAND DISTURBING ACTIVITY TO TAKE PLACE ON
PROPERTY LOCATED AT:

106 HIGHWAY 54 BYPASS

TO BE CALLED ORANGE COUNTY ABC STORE ADDITION

AND TAX MAP REFERENCED AS 7.114..32 ;

I, GREG SHEPARD, REPRESENTING PHILIP POST & ASSOCIATES,

SUBMIT THIS **NEIGHBORHOOD MEETING FORM** TO ACKNOWLEDGE THAT:

[PLEASE CHECK THE APPROPRIATE BOX BELOW.]



A MEETING WAS HELD WITH THE MEMBERS OF THE NEIGHBORHOOD ON
FEB. 27, 2002, 7:30PM



Residents (Including Property Owners and Renters), up to 1000
feet of the property, were notified of the neighborhood meeting.



A MEETING WAS NOT HELD WITH THE MEMBERS OF THE
NEIGHBORHOOD.

THIS **NEIGHBORHOOD MEETING FORM** IS RESPECTFULLY SUBMITTED TO THE
TOWN STAFF ON THIS 7TH DAY OF MARCH, 2002.

By affixing my signature, I attest to the accuracy of the submitted information.

G. Gregory Shepard

Signature

**SUMMARY SHEET OF STAFF AND ADVISORY BOARD
RECOMMENDATIONS**

***MODIFICATION TO CONDITIONAL USE PERMIT OF CARRBORO PLAZA
SHOPPING CENTER WITH AN ABC STORE***

Recommended by	Recommendations
1. Staff, AC, EAB, PB and TAB	That the Board of Aldermen approve the Modification to Conditional Use Permit to allow a Combination Use (Use 27.00) consisting of the existing Retail Sales (Use 2.110) and the proposed Wholesale Sales (Use 2.130) addition to the existing ABC Store at 106 Highway 54 Bypass.



TOWN OF CARRBORO

PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

MARCH 7, 2002

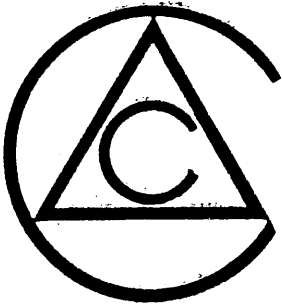
Modification to Conditional Use Permit Request:
Addition to the Existing A B C Store located at
Carrboro Plaza Shopping Center

MOTION WAS MADE BY JOHN MARSHALL AND SECONDED BY SUSAN POULTON THAT THE PLANNING BOARD RECOMMENDS THAT THE BOARD OF ALDERMEN APPROVE THE MODIFICATION TO THE CONDITIONAL USE PERMIT REQUEST TO ALLOW THE CONSTRUCTION OF AN ADDITION TO THE EXISTING A B C STORE AT CARRBORO PLAZA SHIPPING CENTER LOCATED AT 106 HIGHWAY 54 BYPASS SUBJECT TO THE CONDITIONS RECOMMENDED BY STAFF.

VOTE: AYES (5) HOGAN, MARSHALL, POULTON, SEARING AND WEST; NOES (0);
ABSENT/EXCUSED (1) TREAT:

Adam Searing, by me 3/13/02
Adam Searing, Chair (date)

Town of Carrboro / Carrboro Appearance Commission / Carrboro, North Carolina 27510



THURSDAY, MARCH 7, 2002

**ORANGE COUNTY ABC STORE AT CARRBORO PLAZA – MAJOR
MODIFICATION TO CONDITIONAL USE PERMIT, 104 HIGHWAY 54**

The Appearance Commission Advisory Board hereby recommends approval of the proposed project as presented.

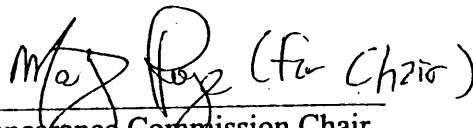
VOTING:

AYES: 5 (Chuck Morton, Wendy Wenck, Catherine DeVine, Doug Kopec, and
Ruben Hayes)

NOES: 0

Members Present (6): Chuck Morton, Wendy Wenck, Catherine DeVine, Doug Kopec,
Ruben Hayes, and John Herrera (Board Liaison)

Members Absent or Excused (4): Gail Gillespie, Karin Mills, Leslie Rountree, and Richard
Taylor



Appearance Commission Chair

3-13-02
Date

TRANSPORTATION ADVISORY BOARD

RECOMMENDATION

March 7, 2002

SUBJECT: Modification to Conditional Use Permit for the Orange County ABC Store Addition

Motion: The Transportation Advisory Board (TAB) recommends that the Board of Aldermen approve the Modification to the Conditional Use Permit for the Orange County ABC Store Addition as recommended by the planning staff.

Moved: Shirley Marshall

Second: Dazzie Lane

VOTE: Ayes (All Present), Noes (None)

Chris van Houselt (LDing)
TAB Chair

3 1 12 /02
DATE



TOWN OF CARRBORO

ENVIRONMENTAL ADVISORY BOARD

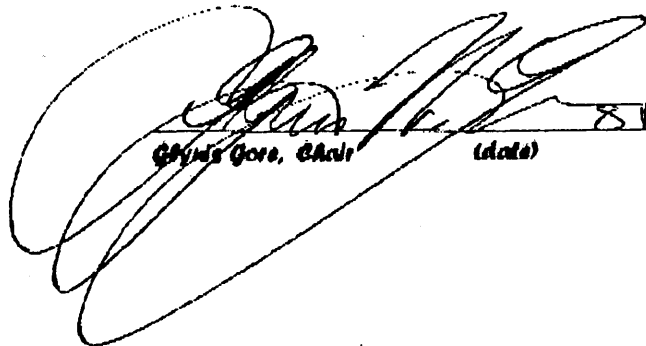
Meeting on March 7, 2002 at 7:30 p.m.
Carrboro Town Hall
Carrboro, North Carolina

RECOMMENDATION

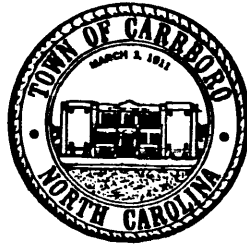
CARRBORO PLAZA SHOPPING CENTER ABC STORE

MOTION WAS MADE BY MERRILLIE BROWN AND SECONDED BY MIKE MATHEWS THAT THE ENVIRONMENTAL ADVISORY BOARD RECOMMENDS THAT THE BOARD OF ALDERMAN APPROVE THE REQUEST FOR THE MODIFICATION TO THE CONDITIONAL USE PERMIT FOR CARRBORO PLAZA SHOPPING CENTER TO ALLOW AN ADDITION TO THE EXISTING ABC STORE AT 106 HIGHWAY 54 BYPASS.

VOTE: AYES (3) (BROWN, GORE, MATHEWS); NOES (0); ABSENT/EXCUSED (1) (GALLAGHER).


Glynis Gore, Chair (date) 8 Mar 02

TOWN OF CARRBORO



CONDITIONAL OR SPECIAL USE PERMIT WORKSHEET

I. COMPLETENESS OF APPLICATION

- ☐ The application is complete
☐ The application is incomplete

II. COMPLIANCE WITH THE ORDINANCE REQUIREMENTS

- ☐ The application complies with all applicable requirements of the Land Use Ordinance
☐ The application is not in compliance with all applicable requirements of the Land Use Ordinance for the following reasons:

III. CONSIDERATION OF PROPOSED CONDITIONS

If the application is granted, the permit shall be issued subject to the following conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be submitted to the Development Review Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.
2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.

IV. GRANTING THE APPLICATION

- ☐ The application is granted, subject to the conditions agreed upon under Section III of this worksheet.

V. DENYING THE APPLICATION

- ☐ The application is denied because it is incomplete for the reasons set forth above in Section 1.
- ☐ The application is denied because it fails to comply with the Ordinance requirements set forth above in Section II.
- ☐ The application is denied because, if completed as proposed, the development more probably than not:

1. Will materially endanger the public health or safety for the following reasons:

2. Will substantially injure the value of adjoining or abutting property for the following reasons:

3. Will not be in harmony with the area in which it is to be located for the following reasons:

4. Will not be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Board of Aldermen for the following reasons:
