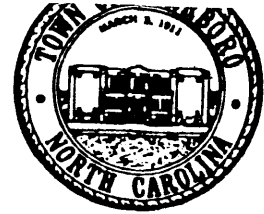


TOWN OF CARRBORO

LAND USE PERMIT APPLICATION

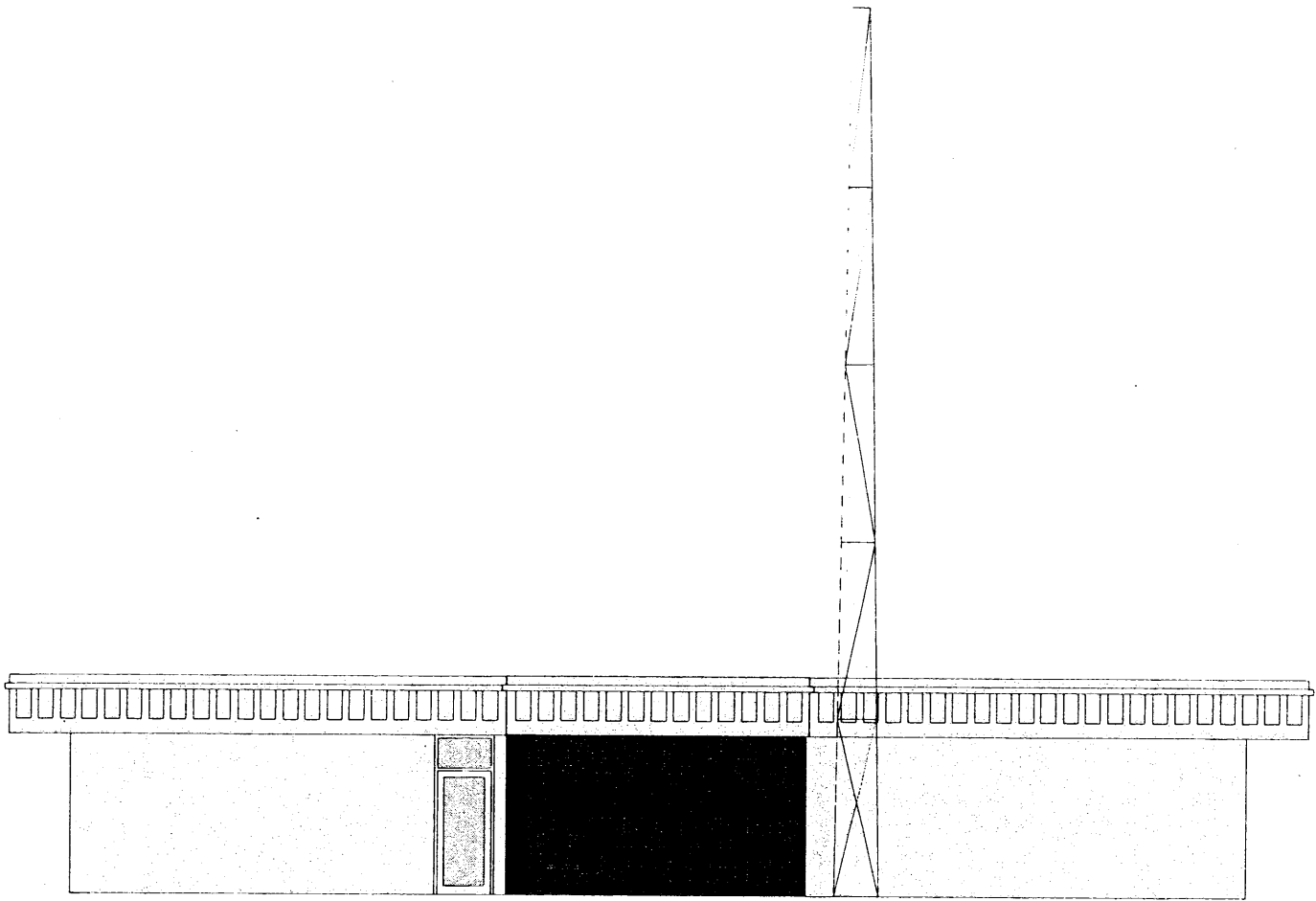
DATE: 4/23/2009FEE: \$250

APPLICANT: <u>PUBLIC GALLERY OF CARRBORO/ WCOM RADIO</u>	OWNER: <u>WEAVER STREET MARKET</u>
ADDRESS: <u>201 N GREENSBORO ST</u>	ADDRESS: <u>101 E. WEAVER ST.</u>
CITY/STATE/ZIP: <u>CARRBORO NC 27510</u>	CITY/STATE/ZIP: <u>CARRBORO NC 27510</u>
TELEPHONE/FAX: PHONE: <u>919-929-0010</u> FAX: <u>942-8783 4889</u>	
LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: <u>TENANT</u>	TAX MAP(S), BLOCK(S), LOT(S): <u>TAX MAP 98 BLOCK H LOTS 1 AND 7</u>
PROPERTY ADDRESS: <u>201 N GREENSBORO ST</u>	PROPOSED LAND USE & USE CLASSIFICATION: <u>OFFICE 3.120</u>
PRESENT LAND USE & USE CLASSIFICATION: <u>OFFICE 3.120</u>	LOT AREA: Acres <u>24.481</u> Square Feet
ZONING DISTRICT(S) AND AREA WITHIN EACH (including Overlay Districts): <u>B1(G) - 13,933 B2 - 8,748</u>	
# OF BUILDINGS TO REMAIN: <u>ONE</u>	GROSS FLOOR AREA: <u>1998</u> square feet
# OF BUILDINGS PROPOSED: <u>ADDITION TO EXISTING BLDG.</u>	GROSS FLOOR AREA (of proposed building or proposed addition): <u>460</u> square feet

NAME OF PROJECT/DEVELOPMENT: WCOM STUDIO

TYPE OF REQUEST	**INFORMATION REQUESTED (Refer to Attached Key)
SUBDIV. FINAL PLAT	1, 18, 19, 21, 23, 31, 33, 34, 36
CONDITIONAL USE PERMIT (CUP)	1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36
CUP MODIFICATION	SAME AS CONDITIONAL USE PERMIT (CUP)
SPECIAL USE PERMIT (SUP)	1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36
SUP MODIFICATION	SAME AS SPECIAL USE PERMIT (SUP)
ZONING PERMIT (Project)	1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 29, 30, 32, 34, 35, 36
ZONING PERMIT (Building) <i>Residential Infill & Additions</i>	9, 10, 22, 24, 34, 36 (also see "Building Permit Review - Residences Only" checklist)
SIGN PERMIT	1, 10, 13, 14, 17, 20, 36
VARIANCE	4, 5, 10, 20, 29, 34, 36 Attachment A
APPEAL	4, 5, 36, Attachment B
SPECIAL EXCEPTION	1, 4, 5, 8, 10, 20, 35, Attachment C

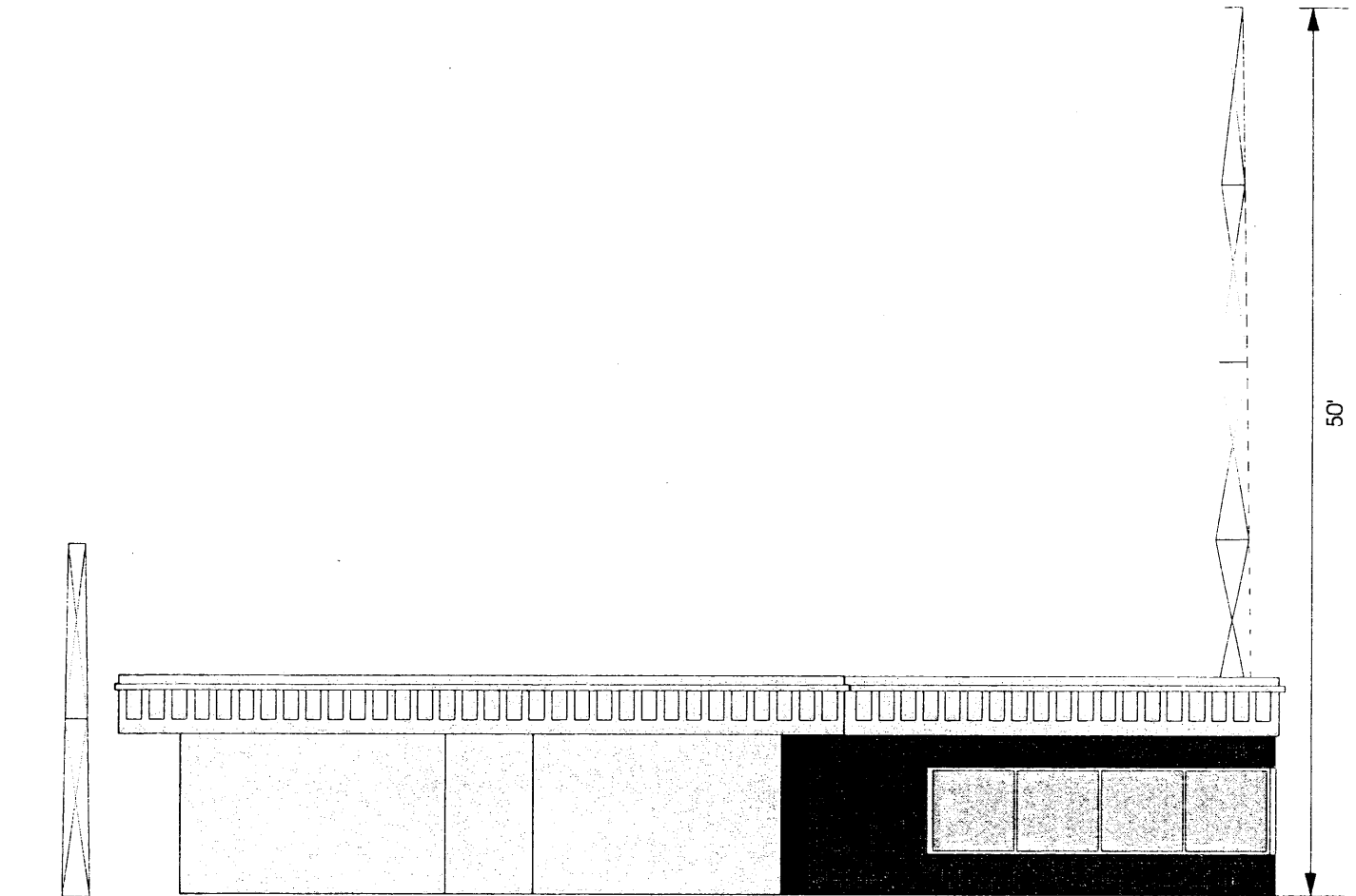
APPLICANT: Ruf SlatenDATE: 4/25/09OWNER: Ruf SlatenDATE: 4/25/09



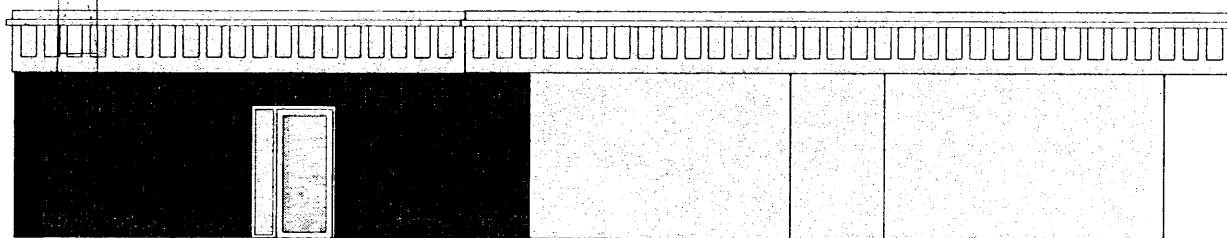
N. Elevation

201 N. Greensboro Street
Proposed Addition

Scale : 1" = 10'



W. Elevation



E. Elevation

201 N. Greensboro Street
Proposed Addition

Scale : 1" = 10'

ATTACHMENT C

A RESOLUTION APPROVING THE MINOR MODIFICATION TO THE CUP FOR THE PROPERTY LOCATED AT 201 NORTH GREENSBORO STREET TO ALLOW:

1) ERECTION OF A LATTICE-TYPE ANTENNA FIFTY (50) FEET TALL ASSOCIATED WITH THE PUBLIC GALLERY OF CARRBORO/WCOM RADIO 2) ENCLOSURE OF OLD DRIVE THRU AREA TO HOUSE RADIO STATION AND 3) CREATION OF NATURAL SPACE WITHIN THE NORTHEASTERN PARKING AREA.

Resolution No. 162/2003-04

WHEREAS, the Carrboro Board of Aldermen approved a Conditional Use Permit for property at 201 North Greensboro Street on September 24th, 1991; and

WHEREAS, the applicant has requested a modification to allow: 1.) the erection of a fifty foot lattice-type tower associated with The Pubic Gallery of Carrboro/WCOM Radio and 2.) enclosure of old drive thru to house radio station and 3.) creation of natural space within the northeastern parking area; and

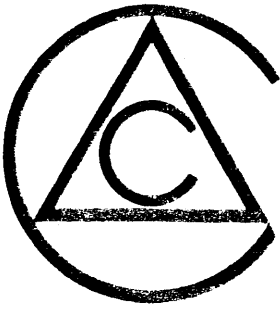
WHEREAS, the Administration has determined that the requested changes are a minor modification, which requires approval by the permit issuing authority (in this case, the Board of Aldermen); and

WHEREAS, the Board of Aldermen finds that the applicant has satisfied the requirements related to minor modifications contained in the Land Use Ordinance.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the minor modifications to the conditional use permit located at 201 North Greensboro Street be approved allowing: 1.) erection of a lattice-type antenna fifty (50) feet tall associated with The Public Gallery of Carrboro/WCOM Radio 2.) enclosure of old drive thru area to house radio station and 3.) creation of natural space within the northeastern parking area.

This the 1st day of June 2004.

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



THURSDAY, May 6th, 2004

**Courtesy Review- 201 North Greensboro Building Antenna Addition & Drive Thru
Enclosure**

The Appearance Commission Advisory Board hereby recommends approval of the proposed fifty (50) foot lattice type antenna and drive thru enclosure as presented to the Board.

VOTING:

AYES: 6 (Wendy Wenck, Chuck Morton, Tom Wiltberger, Richard Taylor, Catherine Devine and Sarah Donahue)

NOES: 0

James Turner (per chair)
Appearance Commission Chair

5-25-04
Date

NORTH CAROLINA

ORANGE COUNTY

TOWN OF CARRBORO

CONDITIONAL USE PERMIT GRANTED

On the date(s) listed below, the Board of Aldermen of the Town of Carrboro met and held a public hearing to consider the following application:

Applicant: Francis ChanOwner: Lloyd W. GardnerProperty Location: 201 North Greensboro Street
(Street Address)Tax Map 98 Block H Lot(s) 1 and 7Proposed Use of Property: To allow high volume retail sales and office use.Carrboro Land Use Ordinance Use Category: 2.110 and 3.120Meeting Date(s): September 24, 1991

Having heard all the evidence and arguments presented at the hearing, the Board finds that the application is complete, that the application complies with all of the applicable requirements of the Carrboro Land Use Ordinance for the development proposed, and that therefore the application to make use of the above described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Land Use Ordinance and 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 pointed out specifically to the 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.
- 3) That the right turn only island be reconfigured to effectively prohibit left turns in and out.
- 4) That signs indicating "a right-in right-out only" onto North Greensboro Street be erected prior to issuance of a certificate of compliance and occupancy.
- 5) That during rejuvenation of the building the applicant should use a color that is less contrasting than current color (such as not white, sky blue but perhaps something reddish-brown with a similar value to the brick on the building.)
- 6) That the planting islands and foundation plantings be refurbished in a manner to suit the applicant.
- 7) That upon enclosure of the drive-through area that elevations should be brought before the Appearance Commission for approval.
- 8) That a traffic barrier be erected at the exit onto Center Street to prevent traffic from entering Center Street between the hours of 8:00 P.M. through 6:00 A.M.

This condition was

Page 1

deleted from

The permit

See modification dated

Sept 24, 91

- 9) That the dumpster shown on the site plan be deleted.

All street construction on those streets proposed for acceptance by the Town of Carrboro shall be certified by an engineer. Engineering certification is the inspection by the developer's engineer of the street's subgrade, base material, asphalt paving, sidewalks and curb and gutter, when used. The developer's engineer shall be responsible for reviewing all compaction tests that are required for streets to be dedicated to the town. The developer's engineer shall certify that all work has been constructed to the town's construction specifications.

If this permit authorizes development on a tract of land in excess of one acre, nothing authorized by the permit may be done until the property owner properly executes and returns to the Town of Carrboro the attached acknowledgment of the issuance of this permit so that the town may have it recorded in the Orange County Registry.

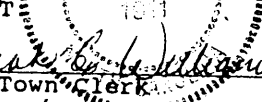
NORTH CAROLINA

ORANGE COUNTY

IN WITNESS WHEREOF, the Town of Carrboro has caused this permit to be issued in its name, and the undersigned being all of the property owners of the property above described, do hereby accept this Conditional Use Permit, together with all its conditions, as binding upon them and their successors in interest.

THE TOWN OF CARRBORO

ATTEST


Sarah C. Williamson
Town Clerk

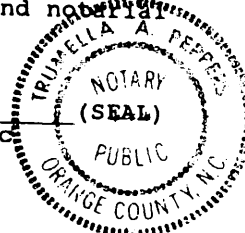
(SEAL) BY

Robert W. Morgan
Town Manager

I, Trumella A. Pepper, a Notary Public in and for said County and State, do hereby certify that Robert W. Morgan, Town Manager of the Town of Carrboro, and Sarah C. Williamson, Town Clerk for the Town of Carrboro, personally came before me this day and being by me duly sworn says each for himself that she knows the corporate seal of the Town of Carrboro and that the seal affixed to the foregoing instrument is the corporate seal of the town of Carrboro, that Robert W. Morgan, Town Manager of said Town of Carrboro and Sarah C. Williamson, Town Clerk for the Town of Carrboro subscribed their names thereto; that the corporate seal of the Town of Carrboro was affixed thereto, all by virtue of a resolution of the Board of Aldermen, and that said instrument is the act and deed of the Town of Carrboro.

IN WITNESS WHEREOF, I have hereunto set my hand and notary seal this the 3rd day of March, 1992.

Trumella A. Pepper
Notary Public



My Commission Expires:

1-14-93

MY COMMISSION EXPIRES 1-14-93

I (We), Francis Chan, owner(s), do hereby acknowledge receipt of this Conditional Use Permit. The undersigned owner(s) do further acknowledge that no work may be done pursuant to this permit except in accordance with all of its conditions and requirements and that this restriction shall be binding upon them and their successors in interest.

Francis Chan

Owner applicant

Owner

WEAVER STREET MARKET

Carrboro's
Community-Owned Grocery

May 25, 2003

Mr. Martin Roupe
Zoning Administrator
Town of Carrboro

RE: Minor modification to the CUP for an antenna addition, creation of a natural area, and enclosure of an existing structure at 201 N. Greensboro St.

Dear Mr. Roupe:

Regarding the installation of a Type A screen along the parking lot on Weaver Street: The narrow width of the lot does not allow enough room to install a Type A screen along Weaver Street. The existing pavement, which is required to meet the required parking dimensions, takes up the entire lot up to the sidewalk along Weaver Street.

Along Center Street, there are existing twenty-foot tall trees that line the parking lot. We would commit to installing a six-foot fence, or planted vegetation up to six feet, beneath the trees if you decided it was desirable and didn't interfere with sight lines on the corner of Weaver and Center streets.

Thank-you,



Ruffin Slater
General Manager

101 East Weaver Street
Carrboro, NC 27510
(919) 929-0010
Fax: (919) 942-4889