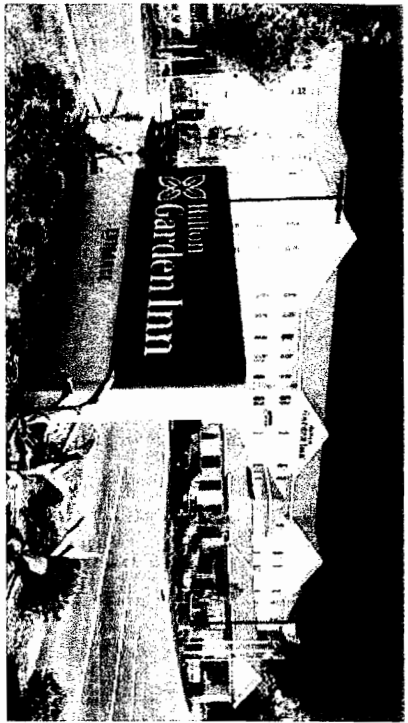
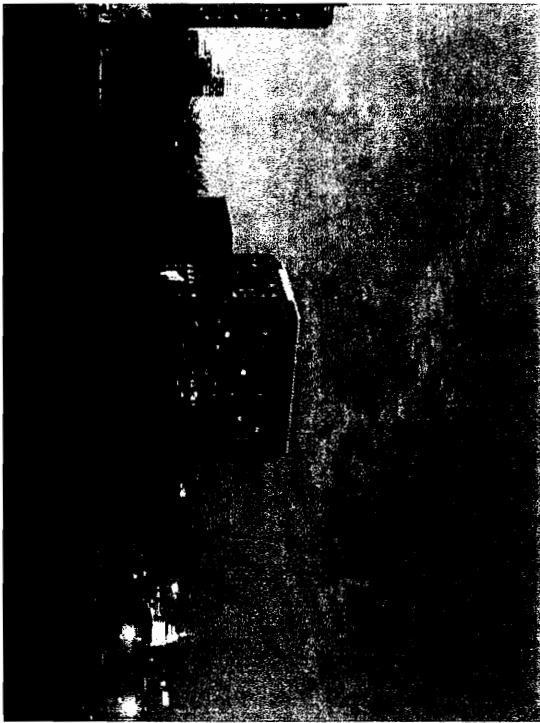


ATTACHMENT "A"

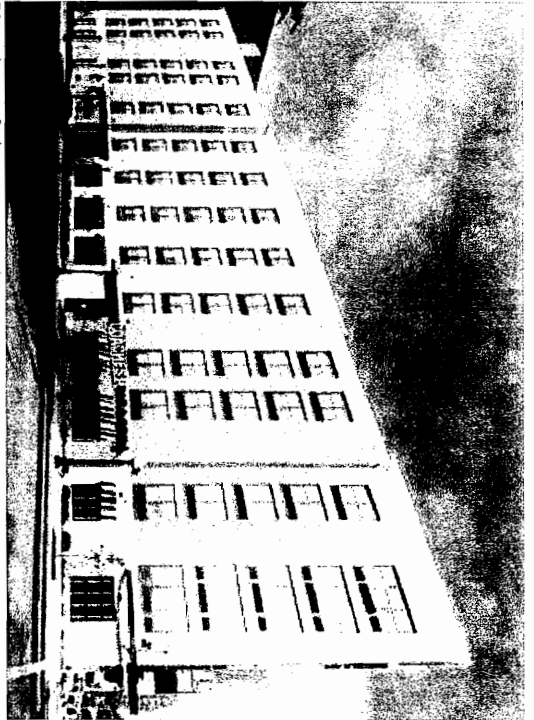
2. Other Hilton Garden Hotels - Photos of Hilton Garden Inns mentioned by addendum attached



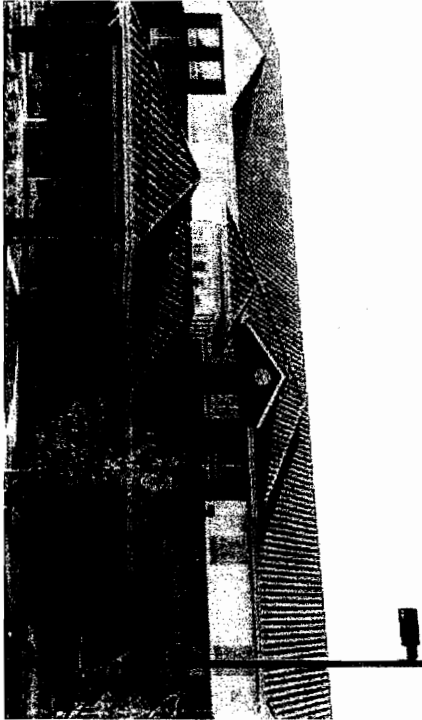
Annapolis, Md



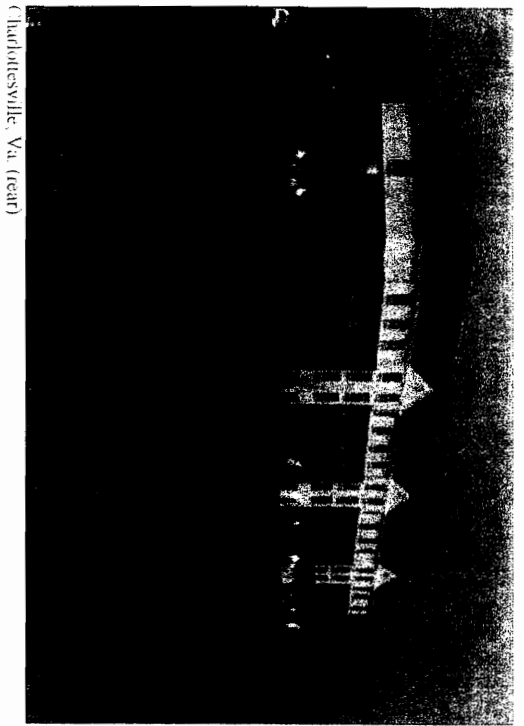
Austin, TX



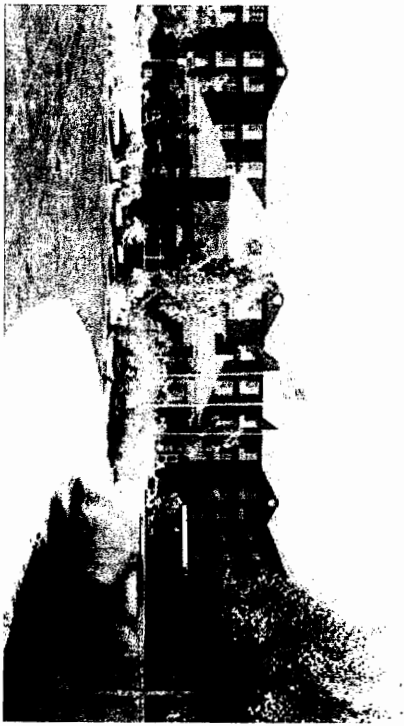
Bloomington, Ind



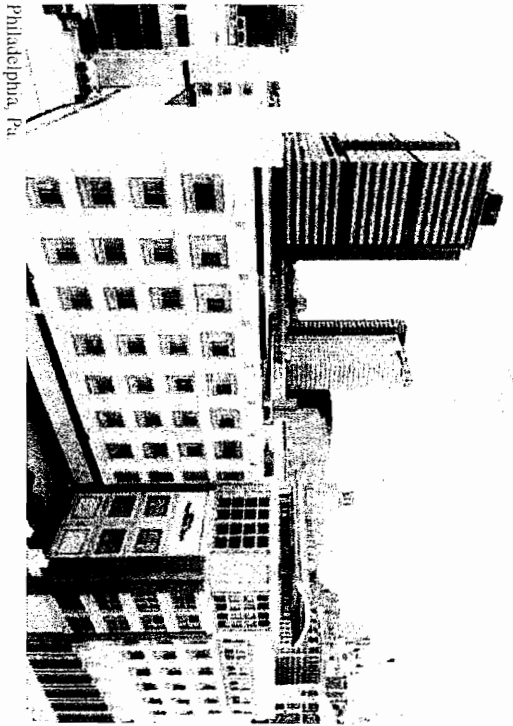
Charlottesville, Va. (front)



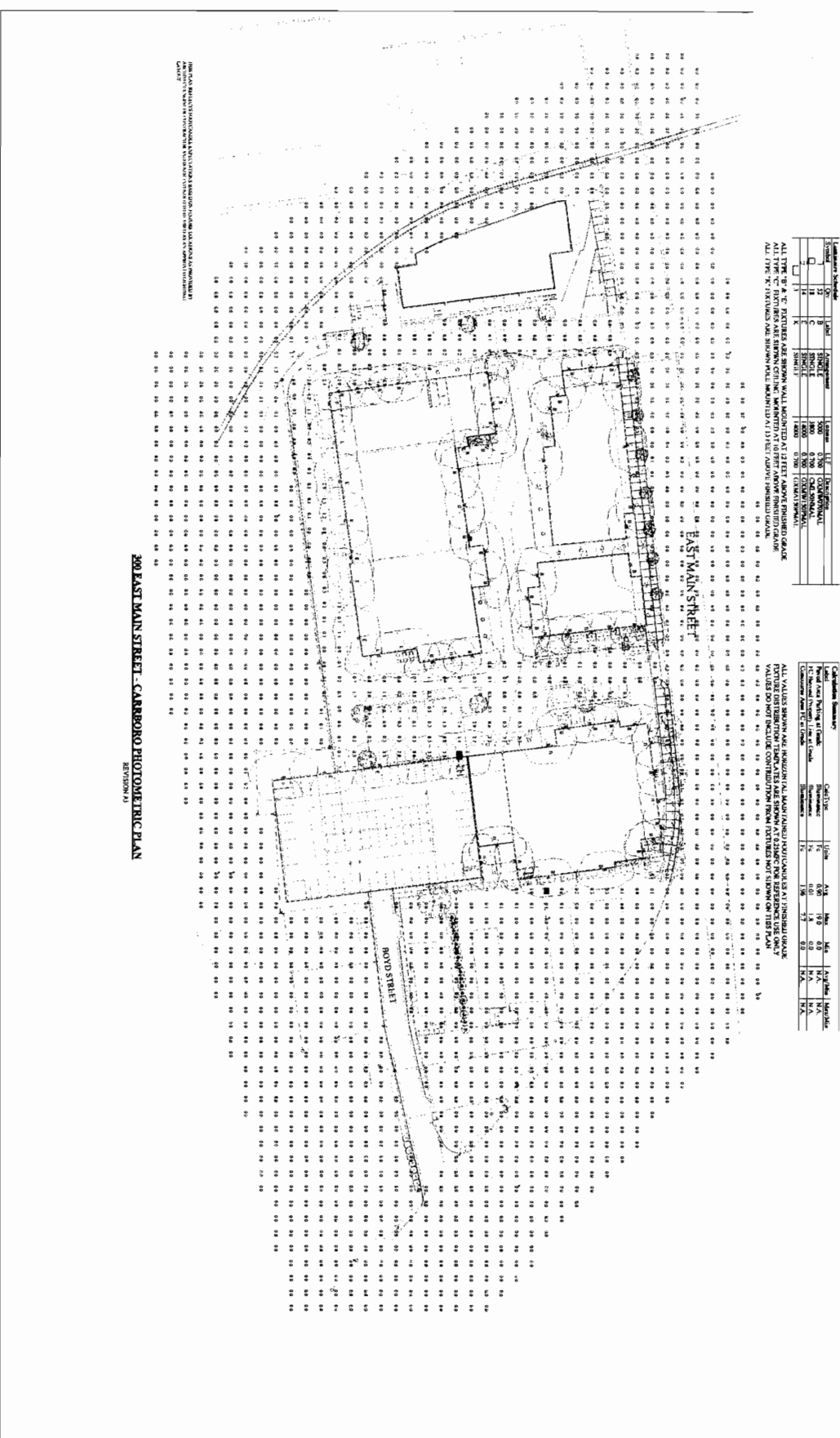
(Charlottesville, Va. (rear)



(Corvallis, Ore



Philadelphia, Pa



300 EAST MAIN STREET - CARBORO PHOTOMETRIC PLAN
REVISION A3

Legend	Symbol	Quantity	Notes
A	1000	150	TYPE A (1000 LUMENS)
B	1000	150	TYPE B (1000 LUMENS)
C	1000	150	TYPE C (1000 LUMENS)
X	1000	150	TYPE X (1000 LUMENS)

Calculation Summary	Value	Units	Notes
Total Foot Candles	150	ft ²	
Average Foot Candles	150	ft ²	
Minimum Foot Candles	150	ft ²	
Maximum Foot Candles	150	ft ²	

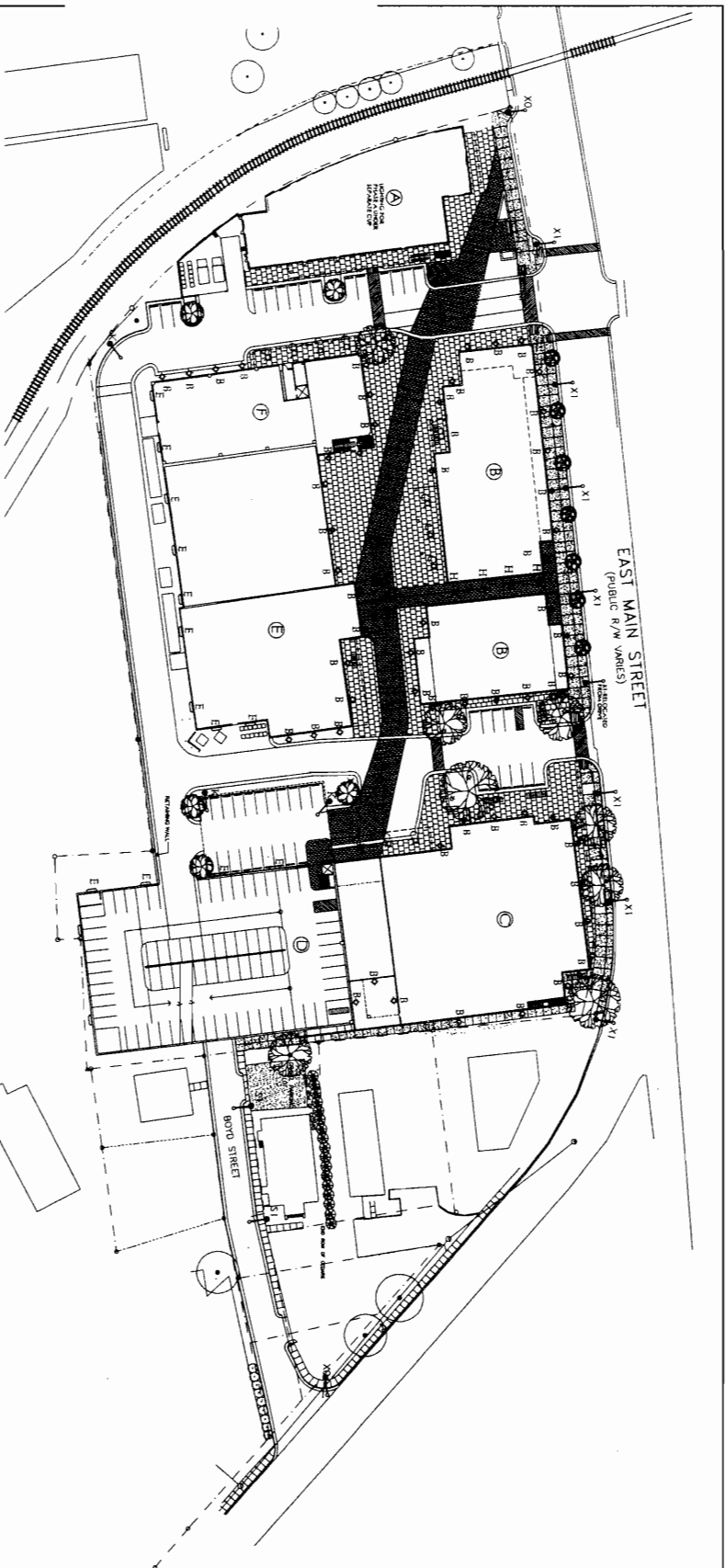
Item	Description	Date
1	NOT RELEASED FOR CONSTRUCTION	04/12
2	REVISION A3	04/12

300 EAST MAIN PHASE B
CARBORO, NORTH CAROLINA

DEVELOPER:
Main Street Properties
P.O. Box 2126
Carboro, NC 27513

JIM SPENCER ARCHITECTS
304C EAST MAIN ST
P.O. BOX 383
CARBORO, NC 27513
Tel: 919.866.6460
Fax: 919.866.6462
jimspencer@jimspencer.com

300 East Main
A300A



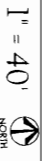
Proposed Redevelopment of 300 East Main Street - Carboro - Site Plan

SITE LIGHTING SCHEDULE

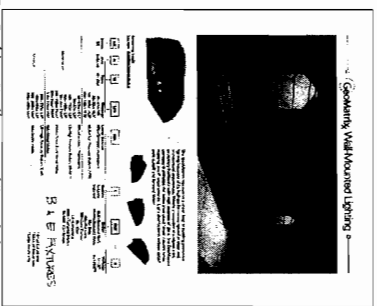
- X0- Existing Town of Carboro Street Lights
- X0's are 250VWHFS on Arm Extension on Wood Pole
- X1- Existing Town of Carboro Street Lights
- X1's are 250VWHFS on Brushed Aluminum Pole
- B- Building/Building Wall Mounted Downlight Sources
- C- Soft/Ceiling Mounted Arcade Lights
- D- Ground Mounted Up Floods (trees/walls)
- E- Wall Packs for Service Areas/Safety
- G- Ground substrate mounted walkway lights

- H- Hanging (Pendant) Alley Lights
- I- Emergency Light/Phone standards
- Sl- New Public Street Lights
- S1's to be 150VWHFS on Arm Extension on Wood Pole
- S2's to be 150V Metal Hangers on Brushed Aluminum Poles
- K- New Private Drive/Parking Lights

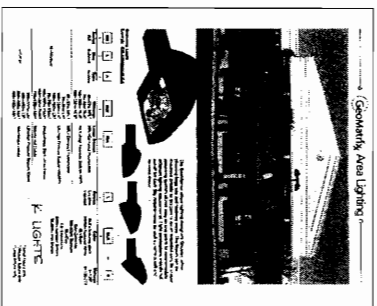
Notes: See attached engineered drawing for light contours at Site property lines. Plan will comply with Carboro Land Use Ordinance Sections 15-242 and 15-243. Light levels will not exceed 2 footcandles at the Lot Lines and not exceed 2 footcandles at Lot Lines bordering residential zonings. Fixtures will be Dark-sky friendly and will not exceed 15' in height.



Site Lighting Adjoining Properties Lines



B- Building Wall Mounted Downlight Sources
E- Wall Packs for Service Areas/Safety



K- New Private Drive/Parking Lights



JIM SPENCER ARCHITECTS

304-C EAST MAIN ST.
P.O. BOX 345
CARBORO, NC 27510
tel: 919.662.6480
fax: 919.662.6483
jimspencer@jimspencer.com

300 EAST MAIN PHASE B

300 EAST MAIN PHASE B

DEVELOPER
of Carboro LLC
Carboro, NC 27515

CARBORO, NORTH CAROLINA

NOT RELEVANT FOR CONSTRUCTION	
Job Number	DATE
000001	06/20/10
000002	06/25/10
000003	07/02/10
000004	07/09/10
000005	07/16/10
000006	07/23/10
000007	07/30/10
000008	08/06/10
000009	08/13/10
000010	08/20/10
000011	08/27/10
000012	09/03/10
000013	09/10/10
000014	09/17/10
000015	09/24/10
000016	10/01/10
000017	10/08/10
000018	10/15/10
000019	10/22/10
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000092	03/16/12
000093	03/23/12
000094	03/30/12
000095	04/06/12
000096	04/13/12
000097	04/20/12
000098	04/27/12
000099	05/04/12
000100	05/11/12

SITE LIGHTING PLAN

Sheet Number: A300



TOWN OF CARRBORO


NORTH CAROLINA

WWW.TOWNOFCARRBORO.ORG

ATTACHMENT "C"

MEMORANDUM

TO: Steve Stewart Town Manager

FROM: Roy M. Williford, *AICP* Planning Director 

COPY: Marty Roupe, Development Review Administrator

DATE: September 11, 2008

RE: Estimated Property Tax Values Associated with the 300 East Main Street CUP Proposal.

Over the past week staff was asked "What is the projected percentage change (from the current 12% commercial tax base) that a project the size of 300 East Main Street would reflect?" In preparing a response the applicant submitted the attached spreadsheet (Attachment A) estimating the tax value of the proposed buildings (excluding land from the figures) along with projected tax revenues. The applicant estimated that the multi-year/multi-phase project should conservatively yield a taxable value of \$40,591,250 (excluding the 6 million dollar value of the tax exempt Arts Center). To arrive at a more precise added value figure, the projected amount was reduced by the existing building tax value of \$2,162,962 to yield a net added taxable value of \$38,428,288.

The next step needed to answer this question required a recompilation of Carrboro's current tax value by type of land use. Using Orange County's land records as a basis, tax values were assigned and sorted by various land use types with the estimated results provided in Attachment B. Of the total \$1,512,508,803 real property taxable value, the "BUS" or business category totalled \$156,864,587 and accounted for 10.58% of the tax base. The proposed 38.4 million dollar "300 East Main Street" development if added all at one time to the commercial tax base should change the current commercial tax base percentage to 11.44% of Carrboro's total tax base of \$1,707,800,958 (current tax base increased by only adding the value of "300 East Main"). (See Attachment C)

	<u>Carrboro</u>	<u>Orange Co.</u>	<u>CH/Carr Schools</u>	<u>Total taxes</u>
Bldg. A:	\$32,942	\$47,904	\$11,040	\$91,886
Bldg. B:	\$69,728	\$101,397	\$23,368	\$194,493
Hotel bldg:	\$102,945	\$149,700	\$34,500	\$287,145
ArtsCenter:	exempt	exempt	exempt	exempt
Bldg. F:	\$39,462	\$57,385	\$13,225	\$110,072
deck:	\$33,500	\$48,715	\$11,227	\$93,442
Hotel tax*:	\$135,000	\$135,000		\$270,000
Sales tax**:	\$117,590	\$1,150,910		\$1,268,500
Total/year:	\$531,168	\$1,691,011	\$93,360	\$2,315,538

<u>Building</u>	<u>Sq. Footage</u>	<u>Value***</u>	<u>Carrboro</u>	<u>Orange Co.</u>	<u>CH/Carr Schools</u>
A****	48,000	\$4,800,000	\$32,942	\$47,904	\$11,040
B	101,600	\$10,160,000	\$69,728	\$101,397	\$23,368
Hotel	150,000	\$15,000,000	\$102,945	\$149,700	\$34,500
ArtsCenter	60,000	\$6,000,000	exempt	exempt	exempt
F	57,500	\$5,750,000	\$39,462	\$57,385	\$13,225
deck	195,250	\$4,881,250	\$33,500	\$48,715	\$11,227

Land excluded from these calculations because it won't be new tax revenue

- * Based on Atma Hotel Group projection of \$4.5 million in annual hotel revenues
- ** Assumes \$400 per retail/restaurant square foot in annual sales, plus hotel sales tax
- *** Assumes \$100/sq. foot value for buildings and \$25/sq. foot for deck. We'll count ourselves lucky if buildings are valued that low.
- **** Building A property taxes will be phased in over 5 years per Brownfields Agreement

Current Tax Value excluding land



**CARRBORO TAX VALUE
AUGUST 2008-ESTIMATED**

Thursday, September 11, 2008
10:27:17 PM

<u>LAND USE</u>	<u>BUILDING VALUE</u>	<u>LAND VALUE</u>	<u>TOTAL VALUE</u>	<u>PERCENT</u>
BUS	96,483,896	63,746,336	156,864,587	10.58%
MF	270,701,942	56,252,756	293,663,101	19.81%
OS	80,174	3,446,043	3,526,217	0.24%
OTHER	0	12,006	12,006	0.00%
P	11,402,805	10,029,912	19,913,477	1.34%
RW	320,888	136,601	457,489	0.03%
SF	730,066,955	288,495,640	1,017,305,013	68.63%
V	7,867,727	17,040,493	20,766,193	1.40%
	1,116,924,387	439,159,787	1,512,508,083	

300 E. Main Street Estimated Tax Value Impact ATTACHMENT C

Acres	TMBL	OWNER	LANDVALUE	BLDGVALUE	VALUATION	TAX BLDGCNT
0.39495971	7.92.A.12	MAIN STREET PROPERTIES	215,495	41,690	257,185	1
0.54861804	7.92.A.1	MAIN STREET PROPERTIES	410,750	111,724	522,474	5
0.26051306	7.92.A.10	MAIN STREET PROPERTIES OF	188,194	5,932	194,126	1
2.35987461	7.92.A.5	MAIN STREET PROPERTIES LLC	1,392,696	938,303	1,981,350	5
0.38093395	7.92.A.5A	ARTSCENTER INC	253,207	2,204,099	2,457,306	E
0.76939206	7.92.A.11	MAIN STREET PROPERTIES	783,960	964,689	1,748,649	2
0.14518944	7.92.A.9	MAIN STREET PROPERTIES LLC	110,418	0	110,418	0
0.40475288	7.92.A.8	MAIN STREET PROPERTIES LLC	157,436	100,624	258,060	2

Existing Taxable Building Value
Added Building Value

2,162,962

Building Value***

A****	\$4,800,000
B	\$10,160,000
Hotel	\$15,000,000
ArtsCenter	\$0 Exempt 6,000,000
F	\$5,750,000
deck	\$4,881,250
	\$40,591,250 less existing Building Value

2,162,962 Added Taxable Value 38,428,288

Percent

Total Carrboro (real)Property Tax Value	1,512,508,083
Total Carrboro Business Value 8-08	156,864,587
300 East Main added Value as a percent of total business value	38,428,288
Total Carrboro Business Value with 300 E. Main	195,292,875
Total Carrboro (real)Property Tax Value with 300 E Main	1,707,800,958

10.37%

24.50%

11.44%

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

CONDITIONAL USE PERMIT
300 East Main Street Conditional Use Permit
to Incorporate Phase B of the project

STAFF RECOMMENDATIONS	
Staff Recommendations (w/ Advisory Board support where applicable):	<i>Explanation: Staff recommendations, primarily related to LUO compliance are represented by #s 1-28 below. If an advisory board voted to 'support' the staff recommendation, then such board is listed after staff in the left-hand column.</i>
Recommended by	Recommendations
	<i>*Note that conditions marked with an asterisk (*) are repeated from the June 2007 Phase A of 300 E Main CUP Document.</i>
Staff, TAB, AC, PB, EAB	1) That both Phase A and Phase B construction plans must include a note referencing that the entire project is now regulated under one Conditional Use Permit;
Staff, TAB, AC, PB, EAB	2) *That Use Classification 18.100 be removed from the list of permissible uses.
Staff, TAB, AC, PB, EAB	3) That the Board of Aldermen finds it acceptable to orient the parking deck either east-west or in the alternate north-south direction, along with related changes to the drive aisle area (i.e.: inclusion of a small traffic circle and drop-off area in front of the hotel).
Staff, TAB, AC, PB, EAB	4) That the applicant agrees to extend the east-west leg of Boyd Street to a new entrance / exit on Main Street, as shown on the CUP plans. In doing so, the applicant must coordinate filing a plat offering the necessary additional right-of-way to the Town of Carrboro, prior to construction plan approval. Final design details for both the existing leg and newly-proposed leg of Boyd Street are subject to approval by the Public Works Department during the construction plan review and shall incorporate necessary elements from Town plans and specifications. If the applicant is unable to coordinate the filing of a plat dedicating the necessary right-of-way to the Town prior to construction plan approval, then the applicant agrees to subject the project to an additional public hearing via the CUP Major Modification process, so that further consideration may be given to the associated changes to traffic patterns.

ATTACHMENT D-2

Staff, TAB, AC, PB, EAB	5) *Prior to construction plan approval, the applicant shall replace the currently-shown handicap accessible ramp detail with a detail conforming to NCDOT roadway standard specifications for handicap ramp curb cut / sidewalk connections w/in public right-of-way (i.e.: two ramps per radius, 90-degrees from one another, instead of one ramp per radius).
Staff, TAB, AC, PB, EAB	6) That the applicant must obtain approval from Public Works for the final location for tree-containing grates and the tree species proposed along Main Street, prior to construction plan approval.
Staff, TAB, AC, PB, EAB	7) That the applicant must obtain approval from Public Works for the final details for brick-edged sidewalks to be included along both Main Street and Boyd Street, in accordance with Town specifications.
Staff, TAB, AC, PB, EAB	8) That the applicant must obtain a driveway permit from both Public Works (for Boyd Street) and NCDOT prior to construction plan approval. In granting the driveway permit, the Town encourages NCDOT to require the improvements mentioned in 'TIA recommendation #2,' consider requiring the improvements mentioned in 'TIA recommendation #1' (both reiterated in the '12/05/07 TIA Memorandum'), and to discuss their final list of requirements with the Town of Carrboro Transportation Planner to ensure compatibility with the Carrboro Downtown Traffic Circulation Study.
Staff, TAB, AC, PB, EAB	9) That the applicant must obtain approval for a traffic control plan from both Public Works and NCDOT prior to construction plan approval.
Staff, TAB, AC, PB, EAB	10) That the Board of Aldermen finds that 843 parking spaces is sufficient to serve the development. This finding is based on information provided by the applicant regarding the proposed mix of uses and expected shared use of spaces, which should result in the development having sufficient parking at all times except 6-9 PM Friday and Saturday evenings when a majority of the property is leased. This finding of a sufficient number of spaces also is subject to and dependent on the applicant's willingness to retain and utilize a valet parking company during times when a parking shortage exists. The valet parking company is expected to utilize space within the parking deck in such a manner that an additional 47 parking spaces may be realized, as per the information submitted by the applicant stating that it is possible to gain this number of spaces. The obligation to utilize a valet parking company, in accordance with the terms explained herein, shall be a continuing, binding part of the CUP unless the Board of Aldermen agrees to modify this condition based on future circumstances.

ATTACHMENT D-3

Staff, TAB, AC, PB, EAB	11) Prior to issuance of each building permit, the applicant must present to the Town evidence showing that sufficient parking will be constructed concurrent with the proposed building, in accordance with the parking spreadsheet data included in the CUP plans. The certificate of occupancy for each building will not be issued until such parking is complete unless the applicant demonstrates that the parking deficit can be addressed by a parking valet company in the same manner described in CUP condition #10. In such a situation, the obligation to utilize a valet parking company shall be a continuing, binding part of the CUP until the necessary number of parking spaces are provided unless the Board of Aldermen agrees to modify this condition based on future circumstances. <i>(*This condition replaces conditions related to parking in the June 2007 Phase A CUP.)</i>
Staff, TAB*, AC, PB, EAB <i>*See TAB recommendation</i>	12) That the applicant agrees to include at least 80 bicycle parking spaces. The spaces must be dispersed throughout the project with at least 25% located proximate to the front entrances of buildings, and with at least half of the spaces located in a covered location to shield bicycles from weather elements.
Staff, TAB, AC, PB, EAB	13) That the Board of Aldermen finds that no screening requirements are imposed on this project because the Board desires to foster a pedestrian-friendly atmosphere in the downtown area among other factors relative to the property lines and further finds that integration of this project with the neighboring property on the eastern side would be diminished were screening required between the two sites.
Staff, TAB, AC, PB, EAB	14) *That the applicant shall consider suggestions made by the Environmental Planner prior to construction plan approval related to finding possible additional or alternate locations for shade trees.
Staff, TAB, AC, PB, EAB	15) *That prior to construction plan approval the applicant must fully analyze and survey the existing storm drain system all the way to the outlet and modify elements of the underground detention system if necessary based on associated findings.
Staff, TAB, AC, PB, EAB	16) *That the applicant must incorporate an appropriate filter or similar type device into the proposed swirl-type vault system, upon such device being reasonably available, in order to increase the percentage of TSS removal associated with the stormwater device.

ATTACHMENT D-4

Staff, TAB, AC, PB, EAB	17) That the applicant shall provide to the Zoning Division, prior to issuance of the first Certificate of Occupancy for the project or before the release of a bond if some features are not yet in place at the time of the recording of the first Certificate of Occupancy for the project, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
Staff, TAB, AC, PB, EAB	18) That the developer shall include a detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall be subject to approval by the Town Attorney and shall include scheduled maintenance activities for each unit in the development, (including cisterns, sand filters, swirl-systems, etc), performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall become an ongoing obligation of the property owners.
Staff, TAB, AC, PB, EAB	19) That the applicant must obtain approval from OWASA for the final design related to water and sewer easements prior to construction plan approval, particularly related but not limited to including a 20-foot easement around the meter vault in Phase A, as referenced on OWASA's May 16, 2007 letter, plus ensuring that OWASA easements are free from certain unallowable encroachments.
Staff, TAB, AC, PB, EAB	20) That the applicant must receive from the Appearance Commission certification of an alternative design for each building, per LUO Section 15-178(b), for each individual building, prior to issuance of each building permit required and that the design subsequently will be presented to the Board of Aldermen. If upon deciding final architectural details for any building the applicant and staff agree that the building adheres to all architectural details in LUO Section 15-178, then the design shall be presented to the Appearance Commission for a courtesy-level review, then approved by the Board of Aldermen prior to issuance of its building permit.
Staff, TAB, AC, PB, EAB	21) That the applicant must submit fire flow calculations and receive approval of the calculations from the Town Engineer and OWASA prior to construction plan approval.
Staff, TAB, AC, PB, EAB	22) That the applicant obtains all necessary temporary and permanent easements, encroachment agreements, or similar legal instruments prior to construction plan approval.
Staff, TAB, AC, PB, EAB	23) That prior to construction plan approval, the applicant must receive a 'transportation facility' permit from NCDENR.

Staff, TAB, AC, PB, EAB	24)	That prior to construction plan approval, the applicant must provide to the Town evidence that the ArtsCenter retains perpetual access rights, parking rights, solid waste facilities rights, consistent with the existing reciprocal operating agreement with Main Street Properties governing access and parking. If, subsequent to the issuance of the CUP, both parties agree to a new reciprocal operating agreement, then such agreement shall supersede the existing agreement with respect to this condition.
Staff, TAB, AC, PB, EAB	25)	*That the construction plans show a catch basin including the phrase 'dump no waste, drains to Jordan Lake.'
Staff, TAB, AC, PB, EAB	26)	*That a covered bus shelter be required with a custom design.
Staff, TAB, AC, PB, EAB	27)	*That lighting be allowed to spill over onto the railroad in order to increase safety in this area to the extent permitted under the Land Use Ordinance.
Staff, TAB, AC, PB, EAB	28)	*The Board asked that the developer provide an 8-foot wide sidewalk between the railroad right-of-way and Roberson Street if possible.

ADVISORY BOARD COMMENTS / RECOMMENDATIONS	
Additional Advisory Board Comments & Recommendations:	<i>Explanation: Comments and recommendations solely from advisory boards follow. If a comment involves LUO interpretation, then the applicable LUO section(s) are noted parenthetically. Otherwise, the Board may wish to consider comments in the context of public health, safety, or welfare findings. Staff generally does not endorse nor refute comments from advisory boards.</i>
Recommended by	Recommendations
AC	1) The AC approves the variance in glazing subject to the applicant providing the amount of glazing currently shown in the CUP plans (i.e.: Building B = 64% on ground floor and 28.3% for upper floors; Building C = 69% on ground floor and 26.8% for upper floors); further, the Appearance Commission hereby certifies the alternative design for buildings B & C, per the designs and details included in the CUP plans.
	2) The Appearance Commission wishes to conduct a courtesy-level review of the final architectural details and materials choices for buildings B and C.
	3) Further comments and discussion regarding other buildings are delayed until a later date when additional information is available.
EAB	1) In addition to meeting shading requirements for the vehicle accommodation area, please plan to include plantings on a minimum of 10% of the pedestrian plaza area with a minimum of 20% canopy, including shade trees and cool paving materials. (<i>Section 15-317</i>)

ATTACHMENT D-6

	2)	Use high-reflectance paving materials in lieu of dark brick or asphalt (solar reflectance index of greater than 29, per ASTM E 1980). In addition, please provide shading devices to reduce heat on building surfaces and pavements. Use roofing materials with a solar reflectance index of greater than 78, per ASTM E 1980.
	3)	Please involve a LEED accredited professional with the ongoing design of the project. Additionally, we hope the applicant will use as many green building techniques as possible in their plans (for example: low impact design and development, resource efficiency, energy efficiency, water conservation and reuse, indoor environmental quality, homeowner education, etc.).
	4)	To help encourage alternate forms of transportation, please provide shower facilities to serve all tenants.
	5)	Please incorporate passive solar space heating and cooling principals into building design as consistent with the site plan.
	6)	To ensure hydrologic connectivity with the underlying soil and allow roots to penetrate into the native soil, please plant vegetation in the ground and not in disconnected planters.
	7)	Please commit to generation of a minimum of 5% of the base electrical load by onsite solar electric.
TAB	1)	To amend condition #12 to include: That some of the bicycle racks being provided by developer be placed on E. Main Street, even if the racks are placed in the public right-of-way along the sidewalk; and that the installation of the bicycle racks should be phased in as building construction occurs.
	2)	That the applicant agrees that the central pedestrian walkway is closed to non-emergency vehicular traffic at all times, with the exception of deliveries during off-hours.
	3)	That the applicant clarifies for the Board of Aldermen the order of construction of the buildings as well as the conversion of the parking lot in to the pedestrian plaza.
PB	1)	That distinctive paving materials used in pedestrian areas of the 300 E. Main project continue south and lead into The Butler condominium project. (<i>Section 15-221</i>)
	2)	That where pedestrian links from 300 E. Main to The Butler condominiums cross vehicular ways the crosswalks be distinctively marked and raised. (<i>Section 15-221</i>)
	3)	That Main Street Partners work with The Butler condominiums' developer to ensure fully aligned grade-level access from one project to the other. The Planning Board believes that the primary public access to The Butler will be through 300 Main Street into the lawn/courtyard area of the Butler and seeks to ensure that this access fully complies with the Americans with Disabilities Act. (<i>Section 15-221</i>)
	4)	That 300 E. Main utilize the LEED Green and Sustainable Buildings Checklist as a means of quantifying its contribution to sustainability.

ATTACHMENT D-7

	5) That the applicant provide opaque, evergreen screening of sufficient height and density to reduce heat island effect on the Marion Atwater property at the southeastern corner of the 300 E. Main site.
	6) That vehicular traffic be restricted from the pedestrian plaza except for delivery vehicles and no deliveries permitted later than 10 am each day.

TOWN OF CARRBORO



CONDITIONAL USE PERMIT WORKSHEET FOR TALLER BUILDINGS IN COMMERCIAL DISTRICTS

I. COMPLETENESS OF APPLICATION

- The application is complete
- The application is incomplete

II. COMPLIANCE WITH SPECIFIC ORDINANCE REQUIREMENTS

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

III. CONSIDERATION OF GENERAL REQUIREMENTS WITH RESPECT TO WHICH THE APPLICANT HAS THE BURDEN OF PROOF

- A. The Board finds that the proposed use will not substantially injure the value of adjoining or abutting property.
- The Board cannot find that the proposed use will not substantially injure the value of adjoining or abutting property, or finds that the proposed use will substantially injure the value of adjoining or abutting property, for the following reasons:

- B. The Board finds that the proposed use will be in harmony with the area in which it is to be located.

The Board finds that the proposed use will not be in harmony with the area in which it is to be located, for the following reasons:

C. The Board finds that the proposed use will be in general conformity with the Land Use Plan, Thoroughfare Plan, and other plans officially adopted by the Board.
 The Board finds that the proposed use will not be in general conformity with the Land Use Plan, Thoroughfare Plan, and other plans officially adopted by the Board, for the following reasons:

IV. CONSIDERATION OF PROPOSED CONDITIONS

*(*Note: Please clarify for staff, where applicable, whether any discussion points are to be included as Permit Conditions. Informal agreements or understandings are not necessarily binding. *)*

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.

V. GRANTING THE APPLICATION

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

VI. 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 specific Ordinance requirements set forth above in Section II.
- The application is denied because the Board has not made a finding favorable to the applicant on one or more of the general requirements set forth above in Section III.
- The application is denied because, if completed as proposed, the development more probably than not will materially endanger the public health or safety for the following reasons:
