

BOARD OF ALDERMEN

ITEM NO. **E(4)**

AGENDA ITEM ABSTRACT

MEETING DATE NOVEMBER 17, 2009

SUBJECT: REVIEW OF THE CAROLINA CARWASH MINOR MODIFICATION 426 E. MAIN STREET

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <input checked="" type="checkbox"/> NO
ATTACHMENTS: A. RESOLUTION B. PROJECT PLANS C. STAFF REPORT D. CONDITIONAL USE PERMIT E. MINUTES FROM ORIGINAL CUP HEARING F. JUSTIFICATION LETTER (FOR NON-CONFORMING SITUATIONS TO REMAIN). G. TRAFFIC IMPACT STATEMENT H. PARKING JUSTIFICATION LETTER I. ELEVATION CONCEPT	FOR INFORMATION CONTACT: JEFF KLEAVELAND, 918-7332

PURPOSE

Jack Haggerty, consultant is requesting a Minor Modification to the CUP for the Carolina Carwash property located at 426 E. Main Street further identified as Orange County Tax Number 7.98.M.10A. . Staff recommends that the Board of Aldermen review and consider granting the Minor Modification application.

INFORMATION

This CUP was originally issued in June, 1999 authorizing use 8.100 (restaurant/nightclub) to occupy 1,644 sf of the existing building. Currently the property is the home of Carolina Carwash and a nightclub.

The Minor Modification will consist of expanding the square footage of building space available to an expand list of possible uses in the portion of the existing building that the carwash operation does not require (4,784 sf). Though there are minor changes to the site plan proposed, there will be no additions to the building that will increase its footprint, and, there are no proposed changes to the existing carwash use.

STAFF RECOMMENDATION

The administration recommends that the Board of Aldermen adopt the attached resolution (Attachment A) approving the Minor Modification to the Carolina Carwash CUP authorizing the additions of uses 2.110, 2.120, 2.130, 3.110, 3.120, 3.150, 4.100, 5.320, 5.400, 6.110, 8.100, 8.200, 8.500, 8.600, 9.500, 27.000 to 4,784 square feet of the existing building and, as permitted, outdoor patio and deck areas, subject to the following with the following conditions:

1. That the applicant be allowed to deviate from the presumptive parking standard by providing two parking spaces on-site dedicated to the proposed uses with joint use of the remaining on-site

spaces, and, satellite parking, fulfilling the parking requirement per the justification provided by the applicant's parking justification letter.

2. That, should the applicant have insufficient satellite parking to address the needs of the proposed use(s), the two parking spaces, lost as a result of the patio installation, be returned to the site.
3. That, per the provisions of Section 15-309 of the Carrboro Land Use Ordinance, the screening requirements of Section 15-308 as they are applied to the public road rights of way are waived based upon the applicant's screening justification letter.
4. That adequate cardboard recycling is provided on-site as required by the proposed use.