

Town of Carrboro Conditional Use Permit Application Materials
Looking Glass Café – 601C W. Main St., Carrboro NC
September 22, 2011 – REVISED November 29, 2011

DISCUSSION

Looking Glass Café seeks to expand its seating area into the adjacent storefront area formerly used for bicycle sales and repair by the Cycle 9 retail store. The bicycle shop's storeroom would remain as a storeroom used by Looking Glass to support its additional seating and menu offerings.

The additional space would give Looking Glass total interior area of approximately 3,370 ft, of which 2,700 feet would be for tables and chairs. The café also provides an outdoor garden with tables and chairs (see site plan).

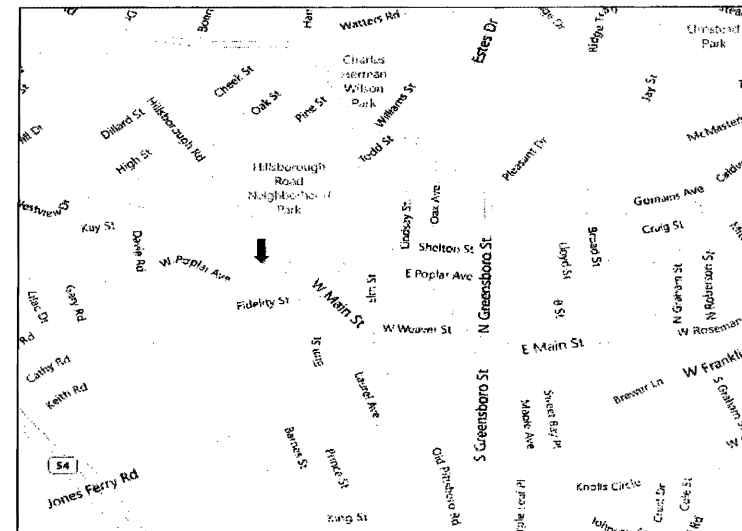
SUMMARY

Applicants:	Carolyn Griggs and Susan Manning, Looking Glass Café
Property Owners:	Carrboro West Partners LLC, 610 W. Morgan St. Apt. 203, Durham NC
Property ID:	PIN #9778-67-3394
Zoning:	B1(G)
Lot Size:	32,936 sf, 0.756 acres
Existing Buildings:	1 single story masonry/frame @ +/- 7,500
Additional Bldgs:	None proposed
Impervious Area:	No change proposed
Current Uses:	3,120 - Office 2,220 - Sales 8,100 - Restaurant
Conditional Use Sought:	8,200 - Restaurant with outside service or consumption
Access:	42 existing parking spaces (includes 3 HC) Four existing driveway entrances/exits Two existing bike racks 525 feet of existing continuous concrete sidewalks 50 feet to existing public transit stop

CONTENTS

Cover Sheet
Site Plan
Construction Upfit Plan
Information Provided to Neighbors
Parking Calculation / Considerations
Building Signage
Map/List of Neighboring Property Owners (1,000 ft)

LOCATION



INFORMATION PROVIDED TO NEIGHBORS

The applicant mailed the following letter Oct. 1, 2011, to owners of property within 1000 feet of the applicant's business (+/-275 addressees – list attached):

Dear Neighbors,

The Looking Glass Café is seeking town approval to expand into the Cycle 9 shop space.

We are very pleased to announce that because of all the support we have received from this neighborhood and from Carrboro that we need to expand. In the 2 ½ years since we opened, we have tried to always cater to the needs of our customers and now find that we need more seating space.

We are also very excited that we'll be able to expand our menu of sandwiches, lunch offerings and desserts, and offer more local baked goods, as well as produce from the Carrboro Farmers' Market. We have always felt it was very important to provide as many local products as possible, and with more space we will be able to increase our local offerings.

This additional room will not change the warm, comfortable ambiance of the Café and Garden. With these improvements we will be better able to serve our community.

Please stop by and let us know what you think. We'll be happy to answer any questions.

Sincerely,

Carolyn Griggs, Owner & Manager
Looking Glass Café

601 W. Main St. ~ Carrboro
(919) 967-9398
www.lookingglasscafeandboutique.com

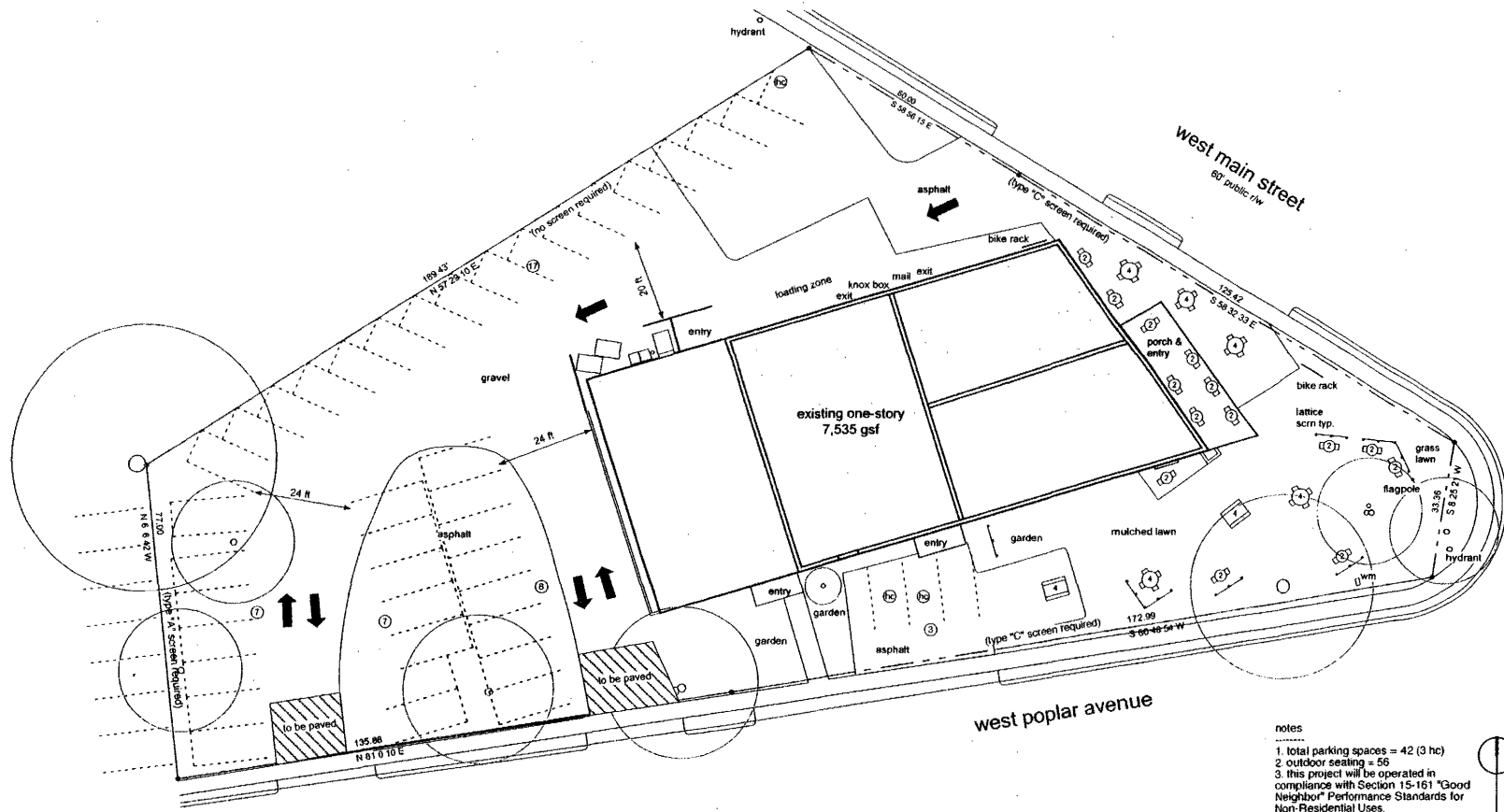
PARKING CALCULATION / CONSIDERATIONS

Use	Basis	Area/ Count	Ratio	# Spaces
3.120 Business	Gross SF	3,852	1:400	10
8.200 Restaurant	Gross SF	3,643	1:100	36
8.200 Outside Seats	Number	56	1:4	14
SUBTOTAL				60
Reduction for one bike rack per 15-291(d)(1).				-1
TOTAL				59

Number of spaces provided: 42.

CONSIDERATIONS SUPPORTING REDUCTION IN REQUIRED PARKING:

1. Looking Glass Café provides two bicycle racks for its biking customers.
2. The cafe is located at the intersection of three major pedestrian and biking paths (W. Main St., W. Poplar Ave., Hillsborough Rd.).
3. The Carrboro/Chapel Hill public transit system serves the location (CW Route, stop on Hillsborough Rd at W. Main St.).
4. Indoor and outdoor seating usage is seasonal and never fully occupied at the same time; the full complement of parking for both types of seating more than is needed.
5. The building's other business is an architects' office with 5-6 employees who use the parking area during weekday daytime hours only.



site plan existing conditions and outdoor tables

601 west main st

STAFF REPORT

TO: Board of Aldermen

DATE: January 24, 2012

PROJECT: Restaurant with outside service/consumption- Permissible Use #8.200

APPLICANTS: Carolyn Griggs and Susan Manring
601C West Main Street
Carrboro, NC 27510

OWNER: Carrboro West Properties, LCC
610 West Morgan Street, Suite 203
Durham, NC 27701

PURPOSE: To acquire a Conditional Use Permit for a restaurant with outside service/consumption- permissible use #8.200

EXISTING ZONING: General Business (B1-G)

PIN: 9778-67-3394

LOCATION: 601 West Main Street

TRACT SIZE: .756 acres (32,936sq ft)

EXISTING LAND USE: Combination Use of Office (use #3.120), Sales (use #2.220) and Restaurant (use #8.100)

PROPOSED LAND USE: Restaurant with outside service/consumption- Permissible Use #8.200

SURROUNDING LAND USES: North: B1G , mixed use building
South: B1G, commercial building/street r-o-w.
West: R10, single-family residence.
East: R10, single-family residence/street r-o-w.

ZONING HISTORY: B1-G since 1980

ANALYSIS

Background

Background

Carolyn Griggs and Susan Manring have submitted an application for a restaurant with outside service/consumption at an existing commercial building at 601C West Main Street. The applicants currently run an existing restaurant there called The Looking Glass and received a Zoning Permit on January 29th, 2009 for this use (see attachment F). Please note that the applicants are requesting a Conditional Use Permit due to Section 15-147(i) of the Land Use Ordinance that requires this type of permit once the proposed use exceeds 1,500 square feet.

The subject property is zoned General Business (B1-G). It contains .756 acres and is listed as Parcel Identification Number 9778-67-3394.

The existing condition of the site contains a +/- 7,500 square foot one story masonry building that houses an architectural firm in the rear portion of the building while the existing café shop fills approximately half of the front portion of the building, but intends to expand with the approval of the Conditional Use Permit into the old Cycle 9 Bike Shop space. The present coffee shop is 1,495 square feet and the proposed new coffee shop will be 3,370 square feet, of which 2,700 square feet will be for tables and chairs.

Please note, there will be no additional construction or grading of the existing lot with the approval of the Conditional Use Permit.

Traffic, Parking and Sidewalk

Traffic

The applicant has not provided any type of traffic study for this project, but it should be noted that this coffee shop has been open since January 2009 and the proposed Conditional Use Permit is for an expansion of the business.

The applicant has stated that a major portion of the customers walk or bike to the coffee shop due to its location at the intersection of three major pedestrian and biking paths (West Main Street, West Poplar Avenue and Hillsborough Street).

Additionally, the public transit system serves adjacent to this business (CW Route stops at Hillsborough Road and West Main Street).

Parking

Per section 15-291 of the LUO, 10 parking spaces are required for the office space, 36 parking spaces are required for the restaurant and an additional 14 parking spaces are required for the outside seating associated with the restaurant. In essence, the total number of parking spaces required is 60 parking spaces with a reduction of one parking space for providing a bike rack.

The applicant has provided a total of 42 parking spaces and is requesting a reduction in the required parking spaces by the permit issuing authority per Section 15-292(a) of the Land

Use Ordinance. The applicant has provided the following justification for the reduction in the number of parking spaces from 59 to 42 parking spaces as listed below:

1. *Looking Glass Café provides two bicycle racks for its biking customers.*
2. *The café is located at the intersection of three major pedestrian and biking paths (West Main Street, West Poplar Avenue and Hillsborough Street).*
3. *The Carrboro/Chapel Hill public transit system serves the location (CW Route stops on Hillsborough Road and at West Main Street).*
4. *Indoor and outdoor seating usage is seasonal and never fully occupied at the same time.*
5. *The building's other business is an architect's office with 5-6 employees who use the parking area during weekday daytime hours only.*

Town staff recommends that that Board of Aldermen approve the reduction in parking from the required fifty-nine (59) parking spaces to forty-two (42) parking spaces based on the above noted justification by the applicant.

Parking Lot

Section 15-296(a) of the Land Use Ordinance requires that parking lots exceeding ten (10) spaces are required to be paved. A majority of the existing parking lot is gravel with some areas being paved with asphalt.

The applicant has provided the following justification for not being required to pave the whole parking lot with the approval of a Conditional Use Permit: *The need for a conditional use approval has been triggered by a change of use in one of the four leased spaces in the building, a change from a retail bicycle store to a restaurant dining room. The applicant is seeking approval from the Fire Marshall to add seats for up to 50 additional patrons in what used to be the bicycle store. The bicycle store had an occupant load of 40 persons. In sum, the change proposed for this conditional use would add, at most and only occasionally, 10 customer occupants to the building. In considering the paving requirements of the Carrboro LUO, the building owner has obtained an estimate for paving the parking lot, which is \$31,000. That cost is disproportionate to the prospective sometime use and revenue that 10 additional occasional patrons would add to the economics of the building.*

Town staff recommends that the Board of Aldermen grant relief to require the paving of the parking lot per Section 15-296(a) of the Land Use Ordinance based on the above noted justification provided by the applicant.

Section 15-296(c) of Land Use Ordinance requires that parking spaces be demarcated with either parking stops, railroad ties etc. The applicant has stated that parking spaces will be demarked with staked landscaping timbers or manufactured wheel stops in unpaved areas or, in paved areas with striped lines.

Staff would recommend that the following condition be placed on the Conditional Use Permit:

1. That the parking spaces be demarcated per Section 15-296(c) of the Land Use Ordinance prior to the release of the Certificate of Occupancy.

Section 15-296(b) of the Land Use Ordinance requires that whenever a parking lot abuts a paved road then the parking lot shall be paved fifteen feet back from the edge of the paved street. The applicant has stated that this paving will be completed on the two existing driveway entrances on West Poplar Avenue.

Staff would recommend that the following condition be placed on the Conditional Use Permit:

1. That the paving of the two existing driveways entrances on West Poplar Avenue will be completed per Section 15-296(b) of the LUO prior to the release of the Certificate of Occupancy.

Sidewalk

Under the sidewalk standards today, this project would require a ten foot wide sidewalk along West Main Street and Poplar Avenue. There are presently four foot wide sidewalks along West Main Street and Poplar Avenue.

The applicant has provided the following justification for not installing the ten foot wide sidewalks along West Main Street and Poplar Avenue:

The property has frontage on two streets served by nearly 300' of four-foot walks in the existing right of way. Continued use of the existing relatively small one-story building does not financially support the cost of demolishing the existing sidewalks, removing numerous trees and constructing 10-foot sidewalks. Providing 10-foot sidewalk would be more appropriately considered at the time the site is redeveloped to a larger and more intense use.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to traffic, but would request that the Board of Aldermen grant relief for the reduction in parking, the request for not paving the parking lot per Section 15-296(a) of the LUO, installing 10-foot wide sidewalks along West Main Street and Poplar Avenue and support for the proposed conditions of :

1. That the parking spaces be demarcated per Section 15-296(c) of the LUO prior to release of the Certificate of Occupancy.
2. That the paving of the two existing driveways entrances on West Poplar Avenue will be completed per Section 15-296(b) of the LUO prior to the release of the Certificate of Occupancy.

Tree Protection, Screening and Shading

Tree Protection

No trees will be removed on this site.

Screening

This project requires the following screening: North = no screening required; South = Type C screen; West = Type A screen; East = Type C screen. The proposed project does not provide the above screening requirements. Section 15-309 of the Land Use

Ordinance allows flexibility in the administration of these screening requirements by the permit issuing authority.

The applicant is asking for relief from the screening requirements and is offering the following justification for relief from the screening requirements: *The need for conditional use approval has been triggered by a change of use, from retail to restaurant, of one of four leased spaces in the existing building. There is no change in the footprint or configuration of the structure that has existed at the West Main and West Poplar location for 65 years. The building received zoning approval to serve a mix of business uses—office, retail and restaurant in 2008, and has operated in that configuration continuously since. The retail business has recently closed, making its space available to the adjacent café for additional seating and placement in the shallow yard 2-3 of the café's tables and umbrellas.*

No changes in existing screening are contemplated as part of this conditional use. The east property line fronts on Main Street where the existing storefront comes within eight feet and the front yard is hard surfaced between building and sidewalk. This yard is used for tables and umbrellas, and there is an existing porch for dining. These features have a softening effect similar to the result intended with a type "C" screen. The property's south facing side yard has been fashioned into a garden for outside seating, and several installed wood lattice screen panels and five large trees along the south elevation provide further softening effect. Along the short west property line, seven head-on parking spaces face directly an equal area for parking by the adjacent property owner. A type "A" screen would only screen parking from parking, vehicles from vehicles, and serve no benefit. Three trees, including one evergreen, shade this edge of the property.

Town staff recommends that the Board of Aldermen grant the request for flexibility in the screening requirements based on the above justification provided by the applicant.

Shading

Section 15-317 of the LUO requires that 20% of all vehicle accommodation areas be shaded with trees complying with the recommendations of Appendix E-10. The applicant is requesting relief from the shading requirements and is offering the following justification:

The size, use and configuration of the parking lot remains unchanged by this change of use involving less than one-sixth of the existing building's existing square footage. Please note that there is substantial shading of the main western section of the parking lot, provided by the existing mature tree canopy, which is not reduced by this change of use.

Town staff recommends that the Board of Aldermen grant relief for the 20% percent shading requirement of the parking lot based on the above justification provided by the applicant.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to tree protection, but would request that the Board of Aldermen grant relief from the screening and shading requirements of the Land Use Ordinance based on the justification provided by the applicant.

Drainage and Grading

Drainage

No changes in the drainage of the lot will take place since there is no new construction.

Grading

No grading will take place on this lot.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to Drainage and Grading.

Utilities, Lighting and Refuse Collection

Utilities

No changing in the existing utilities will take place.

Lighting

No changing in the existing lighting will take place.

Refuse Collection

Orange County Solid Waste has reviewed the site and noted the increase in the size of the proposed restaurant. With that being said, the Orange County Solid Waste has stated that either the frequency of the private hauler should be increased or that the capacity of the dumpster should be increased and that two additional recycling roll carts should be added to the site.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to utilities, lighting, and refuse collection.

Miscellaneous

Option of Limiting Hours of Operation

Note that since the property is zoned B-1(g), it is possible for the permit-issuing authority to place time restrictions on hours of operation related to nighttime uses to minimize impacts to nearby residential areas, per LUO Section 15-136(2). No complaints or issues associated with the existing café have been noted to date, but note that the proposed use category potentially allows for future occupancy by a more traditional nightclub or bar, rather than the current and more limited café operation.

Neighborhood Information Meeting

The applicant did not hold a neighborhood meeting for those owners/renters within 1000 feet of this property, but did send out a letter to all property owners within 1000 feet of the property (see attachment D).

Joint Review

The project was reviewed at Joint Review on January 5th, 2012. The Appearance Commission and the Environmental Advisory Board have no comments. The Planning Board concurs with the findings and conditions proposed by staff with one additional recommendation (see attachment C):

Planning Board:

- That the Board of Aldermen place a condition on the permit limiting the hours of operation for the restaurant uses to 10:00pm on weeknights and 11:00pm on weekends, except in the case of special events (e.g. 6 events per year).

Transportation Advisory Board:

The Transportation Advisory Board did not make a formal motion, but provided comments directly to the applicant during the meeting. A preliminary summary of comments by members includes:

- The requirement for sixty (60) parking spaces was seen as excessive.
- There was a request for more bike parking spaces, and improvements in the quality of bike parking, i.e. covered bike parking and using either the inverted-u or post-and-loop bike rack design.
- There was a suggestion to remove the vertical trellis in the parking lot so that cars wouldn't risk bumping into it.

Since the comments from the Advisory Boards are so limited, staff did not prepare a summary sheet.

STAFF RECOMMENDATIONS:

Town staff recommends that the Board of Aldermen approve the Conditional Use Permit for 601 West Main Street for a Restaurant with Outside Service/Consumption (Use# 8.200) with the relief and conditions listed below.

If the Board finds the applicant's justification for the non-conforming-situations-to-remain and the parking deviation, acceptable, then the following additional conditions are recommended:

1. That the Board hereby grants a deviation from the presumptive parking requirements of Section 15-291 based upon the justification provided by the applicant.
2. That the deviation from the paving of the parking lot per Section 15-296(a) be waived per the justification provided by the applicant.

3. That the 10' sidewalk width requirement of Section 15-221(f) be waived based on the applicant's justification that the non-conformity of the existing sidewalk be allowed to remain.
4. 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 all property lines are waived based upon the applicant's justification.
5. That, per Section 15-317 of the Land Use Ordinance, the 20% percent shading requirement for the parking lot be waived based upon the applicant's justification.

In addition, Town Staff would recommend that the following conditions be part of the approval of the Conditional Use Permit:

1. That the parking spaces be demarcated per Section 15-296(c) of the Land Use Ordinance prior to the release of the Certificate of Occupancy.
2. That the paving of the two existing driveways entrances on West Poplar Avenue will be completed per Section 15-296(b) of the LUO prior to the release of the Certificate of Occupancy.



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

THURSDAY, SEPTEMBER 1, 2011

Concept Plan for 601 W. Main Street

Motion was made by Matthew Barton and seconded by John Killeen to forward the following comments to the developer:

The Planning Board supports the concept plan and is pleased that this local business is doing well.

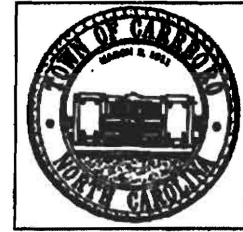
VOTE: AYES (6) Barton, Clinton, Killeen, Poulton, Seils, Williams

ABSENT/EXCUSED: (1) Jaimeyfield; Rodgers; NOES: (0); ABSTENTIONS: (0)


Damon Seils, Chair September 2, 2011

TOWN OF CARRBORO

NEIGHBORHOOD MEETING FORM



"Dear Potential Business Operator:

Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business. Please refer to the 'Checklist for Opening a Business in Carrboro.'

TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

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

601 C W. MAIN ST.

TO BE CALLED LOOKING GLASS CAFE

AND TAX MAP REFERENCED AS PIN 9778-67-3394;

I, KEN FRIEDLEIN, REPRESENTING LOOKING GLASS CAFE,

SUBMIT THIS NEIGHBORHOOD MEETING FORM TO ACKNOWLEDGE THAT:

[PLEASE CHECK THE APPROPRIATE BOX BELOW.]



A LETTER WAS ADDRESSED TO PROPERTY OWNERS WITHIN 1000 FEET OF THE PROPERTY ON OCTOBER 1, 2011.



A MEETING WAS HELD WITH THE MEMBERS OF THE NEIGHBORHOOD ON _____.



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 29th DAY OF NOVEMBER, 2011.

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

Signature

TOWN OF CARRBORO



LAND USE PERMIT APPLICATION

DATE: 9.26.11

FEE: \$ 1,270.20

APPLICANT: CAROLYN GRIGGS, LOOKING GLASS CAFE		OWNER: ELLEN WEINSTEIN, MGR. CARRBORO WEST PROPERTIES LLC	
ADDRESS 601-E W. MAIN ST.		ADDRESS: 610 W. MORGAN ST. APT. 203	
CITY/STATE/ZIP CARRBORO, NC 77510		CITY/STATE/ZIP DURHAM, NC 27701	
TELEPHONE/FAX: PHONE: 919 967-9398 FAX:		TELEPHONE/FAX: PHONE: 919.968.8333 FAX:	
LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: TENANT (LEASEHOLD)		TAX MAP(S), BLOCK(S), LOT(S):	
PROPERTY ADDRESS: 601-E W. MAIN ST. CARRBORO, NC		PROPOSED LAND USE & USE CLASSIFICATION: 3.120 2.220 8.100	
PRESENT LAND USE & USE CLASSIFICATION: 3.120 2.220 8.100		LOT AREA: .756 Acres 32,936 Square Feet	
ZONING DISTRICT(S) AND AREA WITHIN EACH (including Overlay Districts): B1 (4)			
# OF BUILDINGS TO REMAIN 1		# OF BUILDINGS PROPOSED 0	
EXISTING GROSS FLOOR AREA OF BUILDING(S) 7535 square feet	GROSS FLOOR AREA (of proposed BUILDING / proposed ADDITION) 0 square feet	GROSS AREA (of LAND DISTURBANCE) 0 square feet	

NAME OF PROJECT/DEVELOPMENT:

TYPE OF REQUEST	INFORMATION REQUESTED (Refer to Attached Key)
SUBDIV. FINAL PLAT / EXEMPT PLAT	1, 18, 19, 21, 23, 31, 33, 34, 37
✓ 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, 37 NOTE: / = not applicable
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, 37
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, 37
ZONING PERMIT (Building) Residential Infill & Additions	9, 10, 22, 24, 34, 37 (also see "Building Permit Review - Residences Only" checklist)
SIGN PERMIT	1, 10, 13, 14, 17, 20, 37
VARIANCE	4, 5, 10, 20, 29, 34, 37 Attachment A
APPEAL	4, 5, 37, Attachment B
SPECIAL EXCEPTION	1, 4, 5, 8, 10, 20, 35, Attachment C

APPLICANT: Carolyn Griggs

DATE: 9/26

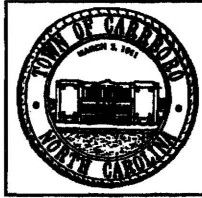
OWNER: Ellen Weinstein

DATE: 9.26.11

Looking Glass Cafe (ubet \$100)
- 15 parking spaces required

Attachment F

TOWN OF CARRBORO
Zoning Division
301 W. Main Street
Carrboro, NC 27510
919/918-7336



Date 1-29-09

Building Permit No. C-2104

Zoning Permit No: **2424**

ZONING PERMIT

This permit is issued to: Cliv's Gully 212 Hillsborough Rd.
Carrboro, NC 27510

(Mailing Address)

to allow property located at 601 West Main Street

to be used for Restaurant - Tax Map Reference 7.103.E.7A

which is use classification # B.100 in the Carrboro Land Use Ordinance, Article X, Permissible Uses.

1. *The applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Zoning Administrator, a copy of which is filed in the Carrboro Town Hall.*
2. *If any of the Land Use Ordinance requirements for this permit shall be held invalid or void, then this permit shall be void and of no effect.*

APPROVED BY: James Thomas

Zoning Administrator/Dev. Specialist

PERMIT FEE \$ 89.70

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:
