

ATTACHMENT E

The following resolution was introduced by Aldermen _____ and duly seconded by Aldermen _____.

A RESOLUTION APPROVING A MINOR MODIFICATION TO THE CAROLINA CARWASH CONDITIONAL USE PERMIT PROJECT AT 426 E. MAIN STREET ALLOWING FOR CHANGES TO THE SITE PLAN AND BUILDING ELEVATIONS

WHEREAS, the Carrboro Board of Aldermen approved a Conditional Use Permit for the Carolina Carwash Conditional Use Permit in 1999, which was further modified in 2009; and

WHEREAS, the Town of Carrboro wishes to support business and commercial uses in the downtown; and

WHEREAS, Town Staff has determined that this request constitutes a Minor Modification to the Conditional Use Permit; and

WHEREAS, the applicant has met the criteria in the Town's Land Use Ordinance related to Minor Modifications.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Minor Modification to the Carolina Carwash Conditional Use Permit authorizing the revisions to the site plan and building elevations be approved subject to the following stipulations:

That the following additional CUP conditions are hereby added:

1. That based upon the property owners written request for flexibility in administration of the parking provisions of the LUO, the applicant be allowed to deviate from the 44 space presumptive parking standard by providing 11 parking spaces on-site and 14 satellite spaces located on the owner's other property located about 400' away at 109 Merritt Mill Rd.
2. That prior to building permit approval, the proposed site plan for this CUP Modification be revised to remove the NCDOT satellite parking spaces from parking count.
3. That signage on the building be provided directing users to the location of the bicycle parking.
4. That, based upon materials presented by the applicant at the meeting and their own request, the LUO nonconformities pertaining to sidewalk width, screening, and tree shading be allowed to remain.
5. That the applicant obtain permission from the adjacent property owner for any off-site tree removal made necessary by the installation of the retaining wall.
6. That flexibility be allowed in the layout and design of the solid waste facilities in order to protect the 48" oak tree in the southeast corner of the property. Such flexibility could include but not be limited to removal of the slab requirement in the solid waste/recycling area and/or separating the dumpster and recycling facility locations. Such arrangements would be subject to approval by Orange County Solid Waste and The Town Public Works Department.
7. That prior to building permit approval, the proposed site plan for this CUP Modification be revised to reflect the flexibility granted in the solid waste and recycling facilities on this site in order to protect the existing 48" oak in the southeast corner of the site.

This the 16th day of June, 2015