

The following resolution was introduced by Council Member \_\_\_\_\_ and duly seconded by Council Member \_\_\_\_\_.

**A RESOLUTION APPROVING A MINOR MODIFICATION TO THE WINMORE VILLAGE MIXED USE CONDITIONAL USE PERMIT PROJECT AT 1400 HOMESTEAD ROAD FOR THE CONVERSION OF LOT 179 INTO THREE SINGLE-FAMILY HOME LOTS AND ALLOWING THE COMMUNITY POOL TO SERVE AS THE CIVIC USE AREA / FACILITY FOR THE DEVELOPMENT.**

**WHEREAS**, the Carrboro Board of Aldermen approved a Conditional Use Permit for the Winmore Village Mixed Use Project at 1400 Homestead Road on June 10, 2003; and

**WHEREAS**, the Town of Carrboro desires to see developments constructed in the Town's jurisdiction in a responsible and marketable manner; 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 Town Council that the Minor Modification to the Winmore Village Mixed Use Conditional Use Permit is hereby approved. This approval authorizes:

-Removing existing condition 4 on the original CUP in favor of changing the subject lot to Single-Family Use area designation on the Master Plan, and

-Allowing for the creation of four lots and a private alley area to be created from Lot 179. Three of the lots will be for one single-family home each, and the applicant has agreed to dedicate the fourth lot to the HOA as additional common open space for the development, and

-Allowing the existing community pool to serve as civic use area / facility for the development, and

-Removing an on-street parking space at the corner of Atterbury Street and East Winmore Avenue, and

-Review and approval by the town engineer of plot plans for the three single-family lots, those being lots 179 A through C, in a manner that minimizes any additional surface runoff from the lots into private alley number 6.

This the 15<sup>th</sup> day of March 2022.