

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 26th day of April 2022.