

DECISION ON SPECIAL USE PERMIT-A
The ArtsCenter, 400 Roberson Street

On May 24, 2022, the Town Council held a quasi-judicial hearing on the application of Coulter Jewel Thames PA, on behalf of the ArtsCenter, for a Special Use Permit-A to allow the ArtsCenter to use the existing building and infrastructure at 400 Roberson Street in Carrboro, North Carolina for an arts center. Based on the evidence submitted at the hearing, the Council makes the following Findings of Fact, Conclusions, and Decision:

Findings of Fact

1. The property that is the subject of the application, located at 400 Roberson Street in Carrboro, North Carolina, PIN No. 9778-95-2758, is 2.03 acres with an existing vacant building, and is zoned B-1(g) within the Downtown Neighborhood Protection overlay district.
2. The surrounding land uses are: to the North, B-1(c)-parking lot; to the South, R-3 townhouses; to the West, Sweet Bay Place Right of Way; and to the East, R-7.5 town cemetery.
3. The ArtsCenter proposes to use the existing one-story building (17,143sf) on the property as an arts center, which is a permitted use with a Special Use Permit-A in the B-1(g) district under classification 5.300 and 5.320 in the Table of Permissible Uses, with utilization of the existing parking on the property, consisting of 86 parking spaces.
4. According to the Staff Report, the Application is complete and the proposed use satisfies all of the Land Use Ordinance requirements regarding traffic, parking, bike parking, tree protection, screening, shading of the parking lot, tree canopy, drainage and grading, and requirements pertaining to utilities and refuse collection.
5. The ArtsCenter proposes to keep the existing 5-foot-wide sidewalks along both Roberson Street and Sweet Bay Place as a continuation of a nonconforming situation, and these existing sidewalks are sufficient to serve the ArtsCenter use.
6. Mr. Tom Tolley, a N.C. Certified Appraiser, rendered the opinion that the proposed use would not adversely impact any neighboring property values

and would likely enhance the residential and commercial values of the nearby properties based on the nature of the proposed use.

Conclusions

1. The Application is complete.
2. The Application complies with all applicable requirements for the Land Use Ordinance.
3. The proposed use will not materially endanger the public health or safety.
4. The proposed use will not substantially injure the value of adjoining or abutting property.
5. The proposed use will be in harmony with the area in which its is to be located.
6. The proposed use will be in general conformity with the Land Use Plan and Thoroughfare Plan.

Decision

Based on the foregoing findings of fact and conclusions, the Council grants the requested Special Use Permit-A to the ArtsCenter.

The lighting within the parking lots will be reviewed and approved by the zoning staff to be in compliance with the requirements of Section 15-242.5 General Standards of the Land Use Ordinance prior to approval of the Construction Plans for the ArtsCenter.

Signed, this the ____ day of June 2022.

Damon Seils,
Mayor, Town of Carrboro