NORTH CAROLINA

ORANGE COUNTY

BOOK 632 PAGE 108

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THE TOWN OF CARRBORO

CONDITIONAL USE PERMIT GRANTED

On the date(s) listed below, the Board of Aldermen of the Town of Carrboro met and held a public hearing to consider the following application:

Applicant Miles Fitch, Jr.

Property Location 502-A North Greensboro Street
Street Address

Tax Map 93 Block A Lot 2 and 3A

Proposed Use of Property To allow construction of a covered facility for building material storage (Use 10.220) and enclosed facility for manufacturing and assembling.

Meeting Date(s) January 6, 1987

Having heard all the evidence and arguments presented at the hearing, the Board finds that the application is complete, that the application complies with all of the applicable requirements of the Carrboro Land Use Code for the development proposed, and that therefore the application to make use of the above described property for the purpose indicated is hereby approved, subject to all applicable provisions of the Land Use Code and 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 pointed out specifically to the 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.

3) That the owner comply with the noise regulations of the Carrboro Land Use Ordinance.

4) That an erosion control plan be approved by the Orange County Erosion Control Officer prior to approval of construction plans.

5) That revised grading plans and details for the stormwater management system be reviewed and approved by the Town Engineer prior to approval of construction plans.

6) That the existing cinderblock building be removed at the time of construction, since no provisions have been made for utilization with the proposed plan of development.

Prepared by: Sarah C. Williamson
return to: Town of Carrboro, P. O. Box 337, Carrboro, N. C. 27510

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This permit shall automatically expire within two years of the date of issuance if the use has not commenced or less than 10 percent of total cost of construction has been completed or non-compliance with any other requirements of Section 15-62 of the Carrboro Land Use Ordinance.

All street construction on those streets proposed for acceptance by the Town of Carrboro shall be certified by an engineer. Engineering certification is the inspection by the developer's engineer of the street's subgrade, base material, asphalt paving, sidewalks and curb and gutter, when used. The developer's engineer shall be responsible for reviewing all compaction tests that are required for streets to be dedicated to the town. The developer's engineer shall certify that all work has been constructed to the town's construction specifications.

If this permit authorizes development on a tract of land in excess of one acre, nothing authorized by the permit may be done until the property owner properly executes and returns to the Town of Carrboro the attached acknowledgement of the issuance of this permit so that the town may have it recorded in the Orange County Registry.

NORTH CAROLINA
ORANGE COUNTY

BOOK 632 PAGE 110

IN WITNESS WHEREOF, the Town of Carrboro has caused this permit to be issued in its name, and the undersigned being all of the property owners of the property above described, do hereby accept this Conditional Use Permit, together with all its conditions, as binding upon them and their successors in interest.

ATTEST:

Sarah C. Williamson (SEAL)
Town Clerk

THE TOWN OF CARRBORO

BY Robert W. Morgan
Town Manager

I, Ellen Gray Hughes, a Notary Public in and for said County and State, do hereby certify that Robert W. Morgan, Town Manager of the Town of Carrboro, and Sarah C. Williamson, Town Clerk for the Town of Carrboro, personally came before me this day and being by me duly sworn says each for himself that he/she knows the corporate seal of the Town of Carrboro and that the seal affixed to the foregoing instrument is the corporate seal of the Town of Carrboro, that Robert W. Morgan, Town Manager of said Town of Carrboro and Sarah C. Williamson, Town Clerk for the Town of Carrboro subscribed their names thereto; that the corporate seal of the Town of Carrboro was affixed thereto, and by virtue of a resolution of the Board of Aldermen, and that said instrument is the act and deed of the Town of Carrboro.

IN WITNESS THEREOF, I have hereunto set my Hand and Notarial Seal this the 4th day of January, 1987.

Ellen Gray Hughes
Notary Public

ELLEN GRAY HUGHES NOTARY PUBLIC NEW HANOVER COUNTY, N. C.

My Commission Expires:
My Commission Expires September 21, 1987

I, Miles M. Fitch, President Fitch Lumber Co., Inc., owners, do hereby acknowledge receipt of this conditional use permit. The undersigned owners do further acknowledge that no work may be done pursuant to this permit except in accordance with all of its conditions and requirements and that this restriction shall be binding upon them and their successors in interest.

ATTEST:

Carol D. Fitch (SEAL)
Secretary

Fitch Lumber Company, Inc.
Corporate Name

BY Miles M. Fitch
President, Miles M. Fitch, Jr.

Address: 389 N. Greensboro St
Carrboro, N. C. 27510

NORTH CAROLINA

ORANGE County

This 5th day of FEBRUARY, 1987, personally came before me, BOBBIE B VAUGHAN, a Notary Public of ORANGE County, N. C. Carol D. Fitch, who being by me duly sworn, says that she knows the common seal of the FITCH LUMBER CO INC, and is acquainted with MILES M FITCH JR, who is president of said corporation and she CAROL D FITCH, who is secretary of said corporation, saw the said president sign the foregoing instrument and that she, CAROL D FITCH, secretary as aforesiad, affixed said seal of said instrument and she, the said SECRETARY, signed ~~his~~ HER name in attestation of execution of said instrument in the presence of said president of said corporation.

WITNESS my Hand and Notarial Seal, this the 5th day of February, 1987.

Bobbie B Vaughan
Notary Public

My Commission Expires:
June 30 1999

NORTH CAROLINA – ORANGE COUNTY

The foregoing certificate(s) of Ellen Gray Hughes and Bobbie B. Vaughan

Prepared by: Town Clerk, Town of Carrboro, P.O. Box 337, Carrboro, N.C. 27510

Return to:

Zoning Division
Town of Carrboro
P.O. Box 337
Carrboro, NC 27510

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

The foregoing certificate(s) of _____
_____
Notary/Notaries Public of the designated governmental units (is) (are) certified to be correct.

This the _____day of_____A.D., 19_____.

_____
Register of Deeds

BY _____
~~Assistant~~/Deputy
Register of Deeds