

ATTACHMENT A

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

A RESOLUTION APPROVING A MINOR MODIFICATION TO THE 300 EAST MAIN CONDITIONAL USE PERMIT ADDING RESIDENTIAL USE CATEGORY 1.331 TO THE PERMIT, AUTHORIZING INSTALLATION OF AN OUTDOOR DINING COVER UP TO 700 SQUARE FEET IN SIZE, AND AFFIRMING THAT SMALL, NON-STRUCTURAL CHANGES MAY OCCUR WITHOUT ZONING STAFF OR BOARD OF ALDERMEN REVIEW

WHEREAS, the Carrboro Board of Aldermen approved a Conditional Use Permit for 300 East Main; 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 that the Carrboro Board of Aldermen approve the Minor Modification request to add Use Category 1.331 to the CUP, allow installation of an outdoor dining cover up to 700 square feet in size, and allowing small, non-structural changes to occur without zoning or Board of Aldermen review, subject to the following condition:

- That the applicant may install, remove, and otherwise change the location of non-structural elements of the outdoor portions of the site without necessitating review under LUO Section 15-64, so long as sidewalks and courtyards remain reasonably open and traversable. Such changes include but are not limited to small awnings, non-structural patio covers up to 200 square feet in size, and fencing, bollards, and similar devices intended to delineate outdoor dining areas. Structural additions and / or larger sized changes exceeding 200 square feet, as well as changes to the façade of a building shall be reviewed by staff. Staff will determine, in accordance with LUO Section 15-64, whether such requests need to be reviewed by the Board as a Minor Modification.

This the 25th day of June, 2013