

# TOWN OF CARRBORO

## LAND USE PERMIT APPLICATION



DATE: \_\_\_\_\_

FEE: \_\_\_\_\_

<b>APPLICANT:</b> Barbara Jessie-Black		<b>OWNER:</b> PTA Thrift Shop, Inc.	
<b>ADDRESS</b> 125 West Main Street, ste. 100		<b>ADDRESS:</b> 125 West Main Street, ste. 100	
<b>CITY/STATE/ZIP</b> Carrboro, NC 27510		<b>CITY/STATE/ZIP</b> Carrboro, NC 27510	
<b>TELEPHONE/EMAIL:</b> PHONE: 919-360-4008 EMAIL: <a href="mailto:execdirector@ptathriftshop.org">execdirector@ptathriftshop.org</a>		<b>TELEPHONE/EMAIL:</b> PHONE: 919-942-6565 EMAIL: <a href="mailto:info@ptathriftshop.org">info@ptathriftshop.org</a>	
<b>LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER:</b> Executive Director/Owner's representative		<b>PIN:</b> 9778757939, 9778758933, 9778757982	
<b>PROPERTY ADDRESS:</b> 125 West Main Street		<b>PROPOSED LAND USE &amp; USE CLASSIFICATION:</b> Sales and office; 2.220,3,120	
<b>PRESENT LAND USE &amp; USE CLASSIFICATION:</b> Sales and office; 2.220,3, 120		<b>LOT AREA:</b> 1.41 Acres 61,327.94 Square Feet	
<b>ZONING DISTRICT(S) AND AREA WITHIN EACH (including Overlay Districts):</b> B1G, DNP			
<b># OF BUILDINGS TO REMAIN</b> 0		<b># OF BUILDINGS PROPOSED</b> 2	
<b>EXISTING GROSS FLOOR AREA OF BUILDING(S)</b> 8,867 square feet	<b>GROSS FLOOR AREA (of proposed BUILDING / proposed ADDITION)</b> 26,372 square feet	<b>AMOUNT OF IMPERVIOUS SURFACE / proposed</b> 50,728 square feet	

NAME OF PROJECT/DEVELOPMENT: PTA Thrift Shop

TYPE OF REQUEST	**INFORMATION REQUESTED (Refer to Attached Key)
SUBDIV. FINAL PLAT / EXEMPT PLAT	1, 18, 19, 21, 23, 31, 33, 34, 38
CONDITIONAL USE PERMIT (CUP)	1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36, 37, 38
CUP MODIFICATION	SAME AS CONDITIONAL USE PERMIT (CUP)
SPECIAL USE PERMIT (SUP)	1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36, 37, 38
SUP MODIFICATION	SAME AS SPECIAL USE PERMIT (SUP)
ZONING PERMIT (Project)	1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 29, 30, 32, 34, 35, 36, 37, 38
ZONING PERMIT (Building) Residential Infill & Additions	9, 10, 22, 24, 34, 37 (also see "Building Permit Review – Residences Only" checklist)
SIGN PERMIT	1, 10, 13, 14, 17, 20, 38
VARIANCE	4, 5, 10, 20, 29, 34, 38, Attachment A
APPEAL	4, 5, 38, Attachment B
SPECIAL EXCEPTION	1, 4, 5, 8, 10, 20, 35, Attachment C

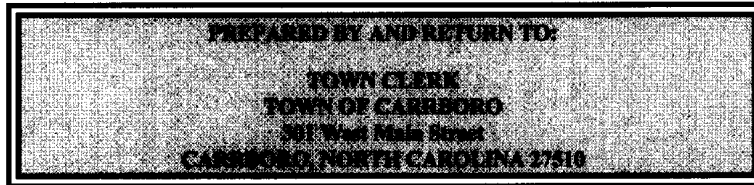
APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_



20121126000275300 S/INS  
**Bk:RB5492 Pg: 157**  
11/26/2012 03:05:05 PM 1/4

FILED Deborah B. Brooks  
Register of Deeds, Orange Co., NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$0.00



## ORANGE COUNTY NORTH CAROLINA

### TOWN OF CARRBORO CONDITIONAL USE PERMIT GRANTED PTA Thrift Shop, Inc. – 115 W. Main Street

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:

<b>APPLICANT:</b> Coulter, Jewell, and Thames, P.A.
<b>OWNERS:</b> PTA Thrift Shop, INC
<b>PROPERTY LOCATION (Street Addresses):</b> 115 West Main Street, Carrboro, NC 27510
<b>TAX MAP, BLOCK, LOT(S):</b> PIN #: 9778-75-7818, 9778-75-6819, 9778-75-8933, and 9778-75-7982 <i>JB</i>
<b>PROPOSED USE OF PROPERTY:</b> 27.000, 2.110, 2.111, 2.120, 2.130, 2.210, 2.220, 2.230, 3.110, 3.120, 3.130, 3.150, 3.250, 5.110, 5.120, 5.130, 5.200, 5.320, 5.400, 6.110, 6.140, 7.300, 8.100, 8.200, 8.300, 12.100, 13.000, 15.100, 15.510, 15.820, 16.000, 19.000, 22.200, 22.300, 22.400, 23.100.
<b>CARRBORO LAND USE ORDINANCE USE CATEGORY:</b> Section 15-54 – Special Use Permits and Conditional Use Permits
<b>MEETING DATES:</b> May 22, 2012

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 Ordinance 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 Ordinance 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 submitted to the Development Review 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 prior to construction plan approval the southern property line setbacks adjacent to the R-7.5 zoning districts are shown as 10 feet instead of 20 feet.
4. That the Board of Aldermen hereby finds that 71 parking spaces are sufficient to serve the proposed development based on the applicant's justification statement regarding joint use of the proposed parking spaces and, the site's proximity to public parking, residential and commercial areas, bus lines, bicycle lanes and existing sidewalks.
5. That, for the street right-of-way frontage, the 10 foot sidewalk width requirement of section 15-221(f) be waived based on the reasons stated in the applicant's sidewalk justification letter provided at the public hearing.
6. That the Board of Aldermen hereby finds acceptable the deviation from the glazing requirements of Section 15-178 (a-2) of the LUO per the elevations and information presented at the public hearing.
7. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.

This permit shall automatically expire within two years of the date of issuance if the use has not commenced or less than 10 percent (10%) of total cost of construction has been completed or there has been 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 acknowledgment of the issuance of this permit so that the town may have it recorded in the Orange County Registry.



NORTH CAROLINA

ORANGE COUNTY

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 above described, do hereby accept this Conditional Use Permit, together with all its conditions, as binding upon them and their successors in interest.

THE TOWN OF CARRBORO

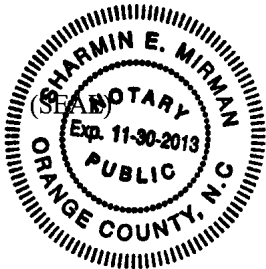
ATTEST:

*Catherine Wilson* (SEAL)  
Town Clerk

BY *David Andrews*  
Town Manager

I, Sharmin E. Mirman, a Notary Public in and for said County and State, do hereby certify that Catherine Wilson, Town Clerk for the Town of Carrboro, personally came before me this day and being by me duly sworn says each for himself that 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 David Andrews, Town Manager of said Town of Carrboro and Catherine Wilson, Town Clerk for the Town of Carrboro subscribed their names thereto; that the corporate seal of the Town of Carrboro was affixed thereto, all 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 by hand and notarial seal this the 16<sup>th</sup> day of October, 2012.



*Sharmin E. Mirman*  
Notary Public

My Commission Expires: 11-30-2013



IN TESTIMONY WHEREOF, the undersigned Corporation Grantor has caused this instrument to be executed in the appropriate partnership name by the duly authorized general partner, and has adopted as its seal the word "Seal" appearing beside its name and their signature(s), this sealed instrument being executed and delivered on the date first above written.

(SEAL)

PTA Thrift Shop, Inc.

By: Barbara Jean Black  
Title: Executive Director

North Carolina (STATE)

Orange (COUNTY)

I, Meredith T. Gaughran, a Notary Public of the County and State aforesaid, certify that Barbara Jean Black personally appeared before me this day and acknowledged that he/she is executive director of PTA Thrift Shop Inc., and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him/her as executive director on behalf of the corporation as PTA Thrift Shop Inc. thereof all by authority duly given.

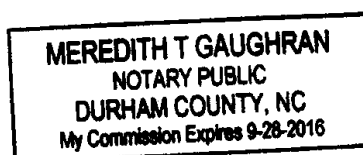
Witness my hand and official seal, this 3 day of August, 2012.

(SEAL)

Meredith T. Gaughran  
Notary Public

My commission expires: 9-28-2016

(Not valid until fully executed and recorded)





## Memorandum

**To:** Jeff Kleaveland – Town of Carrboro  
**From:** Barbara Jessie-Black – PTA Thrift Shop  
**CC:** Dan Jewell – CJT, Ken Friedlein – WFA, Kenneth Reiter – Belmont Sayre  
**Date:** November 5, 2014  
**Re:** PTA Thrift Shop - CUP Modification

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Attached and below are the requirements for the modification of the PTA Thrift Shop Conditional Use Permit (CUP). The modification is requested since the economic conditions have not improved to complete the financing and development of the remaining portion of the project. PTA Thrift Shop has proceeded with due diligence and in good faith and requested that the CUP be modified as described below and that conditions have not changed so substantially as to warrant a new application.

The following information has been provided:

- Removal of the seat wall from the plans due to conflict of site furniture with OWASA easement. See attached plans.
- Separation of the project into a formal second phase. See attached plans (actual plans by CTJ). Project completion no later than 2019 (five years from extension of modified CUP) Reasons for possible five year completion:
  - There are signs that funding opportunities and conditions are beginning to improve and PTA TS is currently in the process of cultivating those funding opportunities for the second phase of the project, a nonprofit collaborative with a youth focus. Cultivation of large nonprofit funders may take several months to a year before funding is secured.



-In tandem with cultivating and securing funding sources, PTA TS is working on securing youth focused nonprofit partners for the nonprofit collaborative, taking into account each organization's unique funding cycle, board input, etc. Letter of Intent (LOIs) may take several months to a year to finalize. (this work is already in progress)

-Once LOIs have been secured, interior design plans will be created with input from nonprofit partners and contractor will be mobilized.

-Additionally, PTA TS wants to allow time for any unforeseen issues that may arise during the completion of phase II.

- The handicap accessible curb cut as requested by NC DOT and Town of Carrboro will be installed as part of the second phase of the project.

Respectfully submitted,

A handwritten signature in black ink, reading 'Barbara Jessie-Black', is written over the printed name.

Executive Director

PTA Thrift Shop, Inc.



