

Carrboro Hilton Garden Inn project – Screening Waiver requested:

Because the requested B-1(g) rezoning allows the building to be built without setback, providing screening could be considered to be at odds with the intent of the zoning. In some cases providing screening is impractical and neither this project nor the adjacent properties will substantially benefit from screening. The Town's Land Use Management Ordinance Section 15 indicates that a Type A screen is needed between the proposed hotel and adjacent parking deck. Considering the integrated function of the two uses and commercial nature we are requesting that no screening be required between these uses. Likewise, due to the commercial nature of the Brewery, restaurant and Cats Cradle we are requesting that no screening be required. The project is proposing a Type B screen as required by ordinance between the 34.100 use (hotel) and the 1.300 use (multi-family) property to the east with the caveat that screening cannot be provided due to rerouted stormwater infrastructure in the extreme southeastern property corner.