

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

A RESOLUTION APPROVING A MINOR MODIFICATION TO THE 300 E. MAIN STREET CONDITIONAL USE PERMIT PROJECT FOR REVISION OF CONDITION #13 OF THE RECORDED CONDITIONAL USE PERMIT (DB 4817 PB 156)) AS DESCRIBED BELOW THEREBY RESERVING 118 SATELLITE PARKING SPACES RESERVED FOR THE ADJACENT HOTEL DEVELOPMENT ON THE PROPERTY IDENTIFIED BY PIN NUMBER 9778968060, AND, APPROVING THE TEMPORARY INTERIM SURFACE PARKING ARRANGMENT IN THE FOOTPRINT OF THE PARKING DECK EXPANSION AREA AS DESCRIBE IN THE HOTEL CUP PLANS FOR THIS SAME PROPERTY.

WHEREAS, the Carrboro Board of Aldermen approved a Conditional Use Permit for the 300 E. Main CUP on September 30, 2008; and

WHEREAS, the Town of Carrboro desires to see developments constructed in the Town's jurisdiction in a responsible and marketable manner; 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 by the Carrboro Board of Aldermen that the Minor Modification to the 300 E. Main CUP is hereby approved and that the following condition #13 replaces and supercedes the condition #13 in the recorded CUP (DB 4817 PB 156).

This the 23rd day of February 2016.

13. Prior to issuance of each building permit, the applicant must present to the Town evidence showing that sufficient parking will be constructed concurrent with the proposed building, in accordance with the parking spreadsheet data included in the CUP plans which shall include information used for the approval of the Hilton Garden Inn hotel CUP modification located at 390 East Main Street which requires that 118 satellite parking spaces be reserved for the hotel's use on the 300 E. Main Street property. The certificate of occupancy for each building will not be issued until such parking is complete unless the applicant demonstrates that the parking deficit can be addressed by a parking valet company in the same manner described in CUP condition #10. In such a situation, the obligation to utilize a valet parking company shall be a continuing, binding part of the CUP until the necessary number of parking spaces are provided unless the Board of Aldermen agrees to modify this condition based on future circumstances.

Furthermore, that a minor modification be granted to this same permit authorizing the interim surface parking lot shown in the expansion area of the parking deck as detailed and described with the application materials for the Major Modification to the CUP for

the property located at 390 E. Main Street (formerly 107 Padgett Lane) for the construction of a five story hotel.