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February 25, 2021  
Revised May 11, 2021

**Proposed Minor Modification to Conditional Use Permit  
Old Butler Garage Property – Main Street Properties of Chapel Hill, LLC –  
PIN # 9778-96-8060**

**Proposed Use – 15.810 Town Owned and/or Operated Public Parking Lot +  
Accessory Use as Concerts/Outdoor Performances Space**

Sweet D, LLC, DBA Cat's Cradle, proposes temporary use of the above-referenced lot in association with our zoning permit application to the Town of Carrboro. After discussion with town staff and the owners of the lot, we would like to request a three-way agreement between the Town of Carrboro, Main Street Properties of Chapel Hill, LLC (property owner) and Sweet D, LLC. We propose that the Town of Carrboro enter into a lease with Main Street Properties of Chapel Hill, LLC for use of the lot. Terms and length of this lease are to be negotiated between the parties. Sweet D, LLC would then enter into an agreement for use of the property (with specific use and time parameters) with the Town.

**Modified Use Category**

The existing use of the property is a vacant lot. The approved use per the CUP is for a hotel. The proposed temporary use of the lot is use 15.810 – Town owned and/or operated public parking lot. The accessory use to the temporary parking lot is a space for a limited number of outdoor performances. It is the intention of the owners of this property to develop the property at some point, but it is not currently expected to be developed for several years.

The proposed primary use of the lot is a satellite parking lot. During the daytime hours, this parking area would be utilized by the Town of Carrboro. During the evening hours, the lot would be as parking for concerts and other events at the proposed performance venue at 107 Brewer Lane. The lot is within 1,000 feet of the Brewer Lane lot as per the stipulations of our text amendment. The lot is proposed to have a parking load of approximately 100 vehicles during the day and 110 vehicles at night. Night-time parking would be monitored to allow for

the extra cars. Our proposal would be that the Town of Carrboro would have access to this parking during the day for employee or other parking. Sweet D, LLC (Cat's Cradle) would have access to the parking during its primary business hours (6 p.m. through 2 a.m. generally).

### **ADA Compliance**

We plan to provide ADA compliance for the parking area by providing a number (2-4) accessible spaces with paved access to the Libba Cotton bike and pedestrian path. Accessible areas for viewing at the performance space will also be provided.

### **Connection to Libba Cotton Bike and Pedestrian Path**

Sweet D, LLC would work with the Town to provide temporary pedestrian connections to both Boyd Street and the Libba Cotton bike path. The proposal would include two areas at the southeast and southwest ends of the lot which connect directly to the path. The fence which is on the Main Street Properties property will be modified/opened to allow users of the parking area to directly access the path. At least the easternmost connection will be paved to allow accessible entry to the path.

### **Parking During Outdoor Performances**

The existing parking deck at 300 East Main will be available to be utilized for public parking for the events/performances. Some of the parking at the eastern side of the deck may be available for this purpose as well. The public will be encouraged to rideshare or take public or private transportation services for these events as well.

### **Use and Timing of the Lot for Outdoor Performances**

In addition to the use of the lot for parking once the space at 107 Brewer Lane is renovated, Sweet D, LLC and the Cat's Cradle would like to request use of the Butler lot for intermittent outdoor performances. These performances would potentially occur as soon as Spring of 2021 and into the summer and fall. We understand that the Town of Carrboro and Main Street Properties, LLC would need to approve these events as an accessory to the primary use. They would also be subject to Orange County and State of North Carolina health and safety regulations regarding the Covid-19 pandemic.

Sweet D, LLC would agree to provide the Town of Carrboro and Main Street Properties, LLC of upcoming performances with fourteen (14) days of notice. It is anticipated that there would generally be approximately two, but no more than four events per month. The typical event would likely be in the afternoon or early evening. These events would be subject to the Town of Carrboro ordinances. We

anticipate that most events would be over by 9 p.m. on weekdays and 10 p.m. on Friday or Saturday. Sweet D, LLC will provide staff and safety measures for these events.

Thank you and let us know if you need more information. We appreciate your consideration and ask that you approve the Minor Modification to the permit. This will allow important economic and cultural activity both this summer and into the next several years. It also will help one of Carrboro's most important institutions, the Cat's Cradle, survive and thrive in its new location.

Best,

A handwritten signature in black ink, appearing to read "Jim Spencer". The signature is fluid and cursive, with a large initial "J" and "S".

Jim Spencer, AIA, LEED BD+C  
Jim Spencer Architects, PA