

THE TOWN OF CARRBORO

CONDITIONAL USE PERMIT GRANTED

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.

Applicant William L. O'Brien, Jr. (Agent for Harris, Inc.)

Property Location 306 Highway 54 Bypass  
Street Address

Tax Map 114 Block \_\_\_\_\_ Lot 17E Zone B-4

Proposed Use of Property Construction and operation of a wholesale distribution facility for Anheuser-Busch and Eagle Brand  
Meeting Date(s) October 26, 1982 Snack Foods

PIN 9778-35-1569  
Assigned by: [Signature] 7.11.82 17E

Having heard all the evidence and argument 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 Code 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 Code 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.
- 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) In accordance with Section 15-213(a) of the Carrboro Land Use Ordinance, and subject to final design approval from the N.C. Dept. of Transportation, the applicant shall construct left-turn lanes along N.C. 54 Bypass at the intersection of Oleander Road and the driveway serving the Harris Distributing Company project. The applicant should construct a 100-foot left-turn lane with a 440-ft. taper southeast of the driveway along the southwestern side of Highway 54 Bypass. The turn lane will require widening the southwestern side of the Bypass to 27½ feet from the existing centerline of the highway with shoulder replacement.

Northwest of the driveway, a left-turn lane designed to accommodate one automobile (approximately 25 feet) should be provided by widening the southwestern side of the Bypass to 27½ feet from the existing centerline of the highway with shoulder replacement. A taper should be constructed to the northwest of this turn lane. This taper should tie in with the existing curvature of the highway and will be approximately 200 feet in length.

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.

RECEIVED  
FEB 16 AM 10 25  
ORANGE COUNTY LAND RECORDS

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 owners 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.

ATTEST:

Caroline Stuck (SEAL)  
Deputy Town Clerk

THE TOWN OF CARRBORO  
BY Richard F. Hunter  
Town Manager

I, Rachel E. Alford (Graham), a Notary Public in and for said County and State, do hereby certify that Richard F. Hunter, Town Manager of the Town of Carrboro, and Caroline S. Stuck Deputy Town Clerk for the Town of Carrboro, personally came before me this day and being by me duly sworn says each for himself that he/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 Richard F. Hunter, Town Manager of said Town of Carrboro and Caroline S. Stuck Deputy Town Clerk for the Town of Carrboro subscribed their names thereto; that the corporate seal of the Town of Carrboro was affixed thereto, and 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 my Hand and Notarial Seal this the 27th day of October, 1982.  
Rachel E. Alford (Graham)  
Notary Public

My Commission Expires:

Nov. 20, 1984

I, Joe M. Harris, owners, do hereby acknowledge receipt of this Conditional Use Permit. The undersigned owners do further acknowledge that no work may be done pursuant to this permit except in accordance with all of its conditions and requirements and that this restriction shall be binding upon them and their successors in interest.

\_\_\_\_\_  
Owner

Joe M. Harris (SEAL)  
Owner

NORTH CAROLINA  
COUNTY

I, Carley L. Walker, a Notary Public in and for said State and County, do hereby certify that Joe M. Harris, owners, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

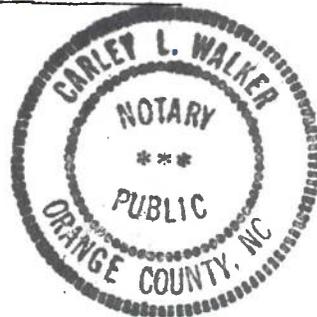
WITNESS my Hand and Notarial Seal, this the 15 day of Nov., 1982.

Carley L. Walker  
Notary Public

My Commission Expires:

10-29-85

(Not valid until fully executed and recorded)



BOOK 410 PAGE 28

Return to:

BOOK 405 PAGE 514

Town of Carrboro  
P.O. Box 337  
Carrboro, NC 27510

STATE OF NORTH CAROLINA  
COUNTY OF ORANGE

The foregoing certificate(s) of Rachel E. Alford (Graham) and Carley L. Walker  
~~Notary~~ Notaries Public of the designated governmental units ~~(is)~~ (are) certified to be correct.

This the 23 day of December A.D., 19 82 at 11:52 A.M.

Betty June Hayes  
Register of Deeds

BY [Signature]  
Assistant/Deputy  
Register of Deeds

NORTH CAROLINA - ORANGE COUNTY

The foregoing certificate(s) of Rachel E. Alford (Graham) and Carley L. Walker

~~Notary~~ Notaries) Public of the designated Governmental units ~~(is)~~ (are) certified to be correct. Re-  
tion this the 16th day of February, 1983, at 10:48 o'clock, A.M.  
in Record Book 410 Page 26

Betty June Hayes, Register of Deeds  
By: [Signature]  
Assistant/Deputy  
Register of Deeds

Return: \_\_\_\_\_

Re- FILED  
BOOK/PAGE# 410 PAGE# 26  
FEB 16 10 48 AM '83  
BETTY JUNE HAYES  
REGISTER OF DEEDS  
ORANGE COUNTY, N.C.

3-4