



## Legislation Text

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**File #:** 20-344, **Version:** 1

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**TITLE:**

Public Hearing for a Major Modification to the Club Nova Conditional Use Permit

**PURPOSE:** The Town Council is asked to hold a public hearing for consideration of a request for a Major Modification to the existing Conditional Use Permit.

**DEPARTMENT:** Planning Department

**CONTACT INFORMATION:** Marty Roupe, 919-918-7333 or [mroupe@townofcarrboro.org](mailto:mroupe@townofcarrboro.org)  
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**INFORMATION:** Club Nova Community, Inc. has made an application for a Major Modification to the Club Nova Conditional Use Permit. This modification proposes the construction of a 9,056 sf two-story (with mezzanine) building that will replace both the existing detached club house and thrift store buildings. The proposed use of this building will remain primarily office and retail (use categories #2.110 and #3.110) and is unchanged from the existing uses. Additional information and details are provided in the staff report (Attachment A).

The subject property is zoned B-1(g) and is located in the Downtown Neighborhood Protection overlay district. The lot is approximately .7 acres in size and is identified by Orange County PIN number 9778-86-2027.

**FISCAL & STAFF IMPACT:** Applicable land use permit fees have been paid for the application. No other fiscal impacts noted at this time.

**RECOMMENDATION:** Town staff recommends that the Board hold a public hearing to receive comments on the application and consider whether to approve the requested Major Modification to the Conditional Use Permit. In accordance with Session Law 2020-3, public comment may be submitted to the Town Clerk up to 24 hours after the close of the public hearing. A subsequent agenda item will be scheduled for the Council to finish its deliberations and consider making a decision on the item.