



Legislation Details (With Text)

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Title: Request for a CUP Permit Extension for 300 East Main
PURPOSE: Town Council is asked to review and consider approving a request for an extension of the date when a Conditional Use Permit would otherwise expire for the 300 East Main CUP. Town staff recommends approval of the request.

Indexes:

Code sections:

Attachments: 1. Attachment A - Resolution, 2. Attachment B - Letter From Applicant, 3. Attachment C - CUP Document, 4. Attachment D - LUO Section15-62, 5. Attachment E - Permit Extension Worksheet

Date	Ver.	Action By	Action	Result
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TITLE:

Request for a CUP Permit Extension for 300 East Main

PURPOSE: Town Council is asked to review and consider approving a request for an extension of the date when a Conditional Use Permit would otherwise expire for the 300 East Main CUP. Town staff recommends approval of the request.

DEPARTMENT: Planning Department

CONTACT INFORMATION: Marty Roupe, 919-918-7333, or mroupe@townofcarrboro.org <<mailto:mroupe@townofcarrboro.org>>

INFORMATION: Laura Van Sant, on behalf of East Main Square, LLC, has requested a two year extension of the date on which a previously issued Conditional Use Permit (CUP) will otherwise expire (Attachment B). As stated in the letter, the applicant is proceeding with due diligence and in good faith toward using this property in accordance with the CUP.

The original permit for the project was issued on September 30, 2008 (Attachment C). Since that time, multiple minor modifications to the permit have been considered and granted by Town Council. The permit modification has in effect continued and extended the date on which the permit otherwise would expire. An expiration date is now approaching as the last minor modification was approved on April 9, 2019. If this item is approved, the new expiration date will be April 9, 2023. The permit still allows for construction of multiple new five-story buildings that have not yet been built.

Permit extensions are regulated by Section 15-62 of the LUO (Attachment D). Also attached is a permit extension worksheet (Attachment E). The worksheet is only needed if Council chooses to pull the item from the consent agenda and discuss. Otherwise, Council may simply approve the resolution approving the request (Attachment A).

FISCAL & STAFF IMPACT: The applicant has paid the applicable fee associated with this request. No other impact is noted.

RECOMMENDATION: Town staff recommends that Town Council adopt the attached resolution (Attachment A) approving the permit extension request. The new expiration date for the permit will be April 9, 2023.