



## Legislation Text

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**File #:** 14-0243, **Version:** 1

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**TITLE:**

Carr Mill Mall CUP Minor Modification: Weaver Street Market, Vestibule Additions

**PURPOSE:** To review a proposed CUP modification to allow construction of two entrance vestibules on the southern elevation of Weaver Street Market.

**DEPARTMENT:** Planning

**CONTACT INFORMATION:** Jeff Kleaveland, 919-918-7332

**INFORMATION:** Keith Anderson, Facilities Manager for Weaver Street Market, has submitted an application for a CUP modification to authorize the construction of two vestibules for the entrances on the southern elevation of Weaver Street Market. Please see the letter which explains the purpose behind the modifications (see attachments).

One of the vestibules has already been constructed pursuant to a building permit issued by the Inspections. Zoning staff, upon being made aware that a permit had been issued, determined that the whole vestibule package should be reviewed by the Board of Aldermen prior to a building permit being issued for the remainder of the vestibule. Please see the attachments for plans, photos of the vestibule already installed and a photo of where the remaining vestibule is planned.

Carr Mill has had multiple permit modifications that have, since 1976, combined to create the current assemblage building spaces and uses. The vestibule additions are designed to work more effectively with recent interior renovations while functioning as an airlock to improve energy efficiency. They alter the physical appearance of the building and decrease the amount of exterior sidewalk space in front of Weaver Street Market, but they do not substantially change the building itself or the existing roof lines.

Per Section 15-64 (b) of the Land Use Ordinance (LUO), minor design modifications or changes in permits are permissible with the approval of the permit-issuing authority, and unless requested by the permit-issuing authority, a public hearing is not required. Minor design modifications are defined as changes that do not have a substantial impact on neighboring properties, the general public, or those intended to occupy or use the proposed development.

The plans are being reviewed concurrently as CUP Minor Modification and Construction plans. As a result, when and if the modification plans are approved, construction of the second vestibule can begin. If the Board of Aldermen recommends approval with conditions, the plans will need to be amended prior to construction to incorporate the requested conditions.

The installation of the vestibules will not have any impact to the site with regards to grading, landscaping, impervious surfaces, utilities, or parking.

**FISCAL & STAFF IMPACT:** No known fiscal impacts are associated with this application beyond staff time and the typical fees collected from the applicant for processing the application.

**RECOMMENDATION:** Town Staff recommends that the Board of Aldermen review, deliberate and make a decision regarding the applicant's request. A resolution approving the application has been included should the Board choose to approve the request.