

RESOLUTION A
(Approving the Request)

A RESOLUTION APPROVING AN APPLICATION FOR SPECIAL USE PERMIT MODIFICATION FOR CARRAWAY VILLAGE, 3000 EUBANKS ROAD (2020-__-__ /R-)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit Modification application, proposed by William Derks, PE on behalf of NR Edge Property Owner LLC, located at 3000 Eubanks Road on property identified as Orange County Property Identifier Numbers 9870-99-0152, 9870-98-5265, 9880-08-2292, 9880-07-7983, 9880-08-8353, 9880-17-1994, if developed according to the plans dated March 11, 2020 and the conditions below would:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

STIPULATIONS SPECIFIC TO CARRAWAY

1. Permitted Uses: The following uses are permitted within the Carraway Village development

Use and Type
Business, commercial, retail
ATM – drive up, bank, barber shop, business (convenience, general, wholesale) club, daycare, drive in window, funeral home, gasoline sales as a primary (Blocks A, B, or C) or accessory use, hotel, place of assembly, publishing, printing, recreation facility, veterinary clinic
Institutional
Essential services, place of worship, public cultural facilities, public use & service facility, school, vocational school
Office
Office, Industrial
Business – (office type, clinic), Self-Storage Facility, Conditioned (Block G only)
Residential
Duplex, group care, manufactured home park, multi-family, single-family, rooming house, tourist home

2. Existing Permit: The existing Special Use Permit Modification dated February 23, 2015 on file at the Town of Chapel Hill Planning Department, and recorded in the Orange County Registry (Book 6161, page 557) remains in effect except as modified by these stipulations.

3. Public Street A terminus: Public Street A shall terminate at its location approximately 70 feet beyond the intersection with Public Street B.
4. Commercial Ground Signs: The following shall be allowed with the submission of a Zoning Compliance Permit application(s) for the project with a cumulative total of 20,000 sq. ft. of commercial floor area:
 - Anchor tenant, including office and residential use, names, delete maximum number from 1 to unlimited
 - Letters, registered logo: increase percent of the size from 50% to 75%
 - Internally illuminated sign: maximum size shall be increased from one-half of the maximum to the same as the maximum allowable size
5. Gateway Sign: The following shall be allowed with the submission of a Zoning Compliance Permit application(s) for the sign located at the southeast corner of the property at the Eubanks Road and Martin Luther King Jr Blvd. intersection and the sign facing I-40 in the northeast corner of the property:
 - No limitation to the number of tenant panels
6. Continued Validity: Continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
7. Non-Severability: If any of the above conditions is held to be invalid, approval in its entirety shall be void.

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that the Council approves the application for a Special Use Permit Modification for Carraway Village, 3000 Eubanks Road.

This the ____ day of _____, 2020.