

this location include both an existing drainageway right on the property line as well as several mature Beech trees. The drainageway would need to be disturbed and many of the trees would need to be removed to build the road to the property line. Furthermore, the developer would need permission and an easement from UNC to have the legal ability to build the road to the property line because it would be necessary to build a culvert over the drainageway to complete the road. UNC has indicated to the developer that they have no interest in developing the land for the foreseeable future.

With all these considerations in mind, staff agrees with the applicant that it is appropriate to approve a Minor Modification to the CUP to allow the developer to simply leave Piano Street as it is currently built, terminating 25 feet from the northern property line. Public right of way has been dedicated to the town all the way to the property line, so if the property to the north is developed in the future, then the matter of extending Piano Street to the north and onto the adjacent property will be considered further in the context of what is proposed for the site.

FISCAL & STAFF IMPACT: No fiscal or staff impacts are noted beyond creating and presenting this agenda item.

RECOMMENDATION: Town staff recommends that the Board approve the attached resolution approving the CUP Minor Modification request.