



Legislation Details (With Text)

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Title:	Board Deliberation on the Sanderway AIS CUP PURPOSE: For the Board to continue deliberations, after closing the public hearing, regarding the Sanderway AIS CUP		
Indexes:			
Code sections:			
Attachments:	1. Attachment A - Vicinity and Utility Map, 2. Attachment B - Sanderway AIS CUP Final Conditions, 3. Attachment C - CUP-SUP Worksheet		

Date	Ver.	Action By	Action	Result
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TITLE:

Board Deliberation on the Sanderway AIS CUP

PURPOSE: For the Board to continue deliberations, after closing the public hearing, regarding the Sanderway AIS CUP

DEPARTMENT: Planning

CONTACT INFORMATION: Jeff Kleaveland, 919-918-7332, jkleaveland@townofcarrboro.org

INFORMATION: GH-2, LLC has submitted a CUP application for the construction of an 18-lot residential subdivision with associated public and private infrastructure to be located at 1236 Hillsborough Rd. The subject property is zoned R-20 and is about 8.54 acres in size. The subject parcel is identified by Orange County PIN 9779-14-2354. For a vicinity map, see Attachment A (also contains utility information).

The Board continued the Sanderway AIS CUP public hearing on February 26, 2019, receiving testimony from Town Staff, the Town Engineer, the applicant’s engineer, lawyer and real estate appraiser, and the public. After testimony, the Board closed the public hearing and began preliminary deliberations. Alderman Chaney was unable to participate in this portion of the hearing. During deliberation, the Board decided to continue their discussion to the March 5th, 2019 Board meeting. Again, the public hearing has been closed. The agenda item from this meetings which includes relevant evidentiary attachments can be found here:

<https://carrboro.legistar.com/LegislationDetail.aspx?ID=3869218&GUID=5611FA4C-FA2A-4779-A8C1-06C4529AC159&Options=&Search>

The Board requested some minor work on the conditions to address construction management and erosion control during construction. A reworded and new condition are proposed below; these are included in the attached final conditions recommendations (Attachment B):

18. * *(Reworded condition)* That prior to construction plan approval, the applicant shall submit a construction management plan that addresses safety concerns associated with existing pedestrian walk-to-school use of the gravel driveway during construction and addresses the logistics of partial or full closures by providing continued accessibility to the residents of the three lots (1242, 1244 & 1246 Hillsborough Road) including provisions that limit disruptions on garbage and solid waste pickup days until after pickup is completed and, provides 24 hours of advanced written notification to the owners of the three lots prior to partial or full closure of their driveway.

(New condition) 34. *(New condition)* That, prior to construction plan approval, the erosion control plan be approved by the Town Engineer and Orange County Erosion Control. It will also address both an incremental development scenario whereby lots are sold and developed over an extended period of time as well as the full development scenario, whereby all the lots are developed in roughly the same time period.

FISCAL & STAFF IMPACT: Applicant has paid the associated fees with the permit request.

RECOMMENDATION: Town staff requests that the Board continue deliberations and consider all pertinent evidence presented. In absence of public, health, safety and/or welfare reason(s) to deny, staff recommends that the Board of Aldermen approve the 18 lot Sanderway AIS CUP based on compliance with the Land Use Ordinance, subject to the conditions included in the staff memo (Attachment B).

See Attachment C for the CUP Worksheet: