



Legislation Text

File #: 24-072, **Version:** 1

Special Use Permit-A Extension Request

PURPOSE: Town Council is asked to consider approving a request for an extension for a Special Use Permit-A for Veridia Architecturally Integrated Subdivision at 810 Old Fayetteville Road

DEPARTMENT: Planning Department

CONTACT INFORMATION: Marty Roupe, Development Review Administrator, 919-918-7333, mroupe@carrboronc.gov

COUNCIL DIRECTION:

Race/Equity Climate Comprehensive Plan Other

Other is marked as related to the Land Use Ordinance provisions related to the request. Pocket questions have been completed and are included as Attachment E.

INFORMATION: Sustainable Properties, LLC, represented by Mr. David Bell, is requesting an extension of a Special Use Permit-A (SUP-A) originally granted by the Town Council on April 26, 2011. The SUP-A is set to expire on April 26, 2024. The permit authorizes the construction of a major subdivision consisting of 39 residential dwelling units. Construction of the project has not commenced. Town Council began discussing this matter at its March 19 meeting but decided to continue the discussion until a later meeting when Mr. Bell will be available to attend the meeting, answer questions, and discuss the request with Town Council.

The applicant has submitted a letter (Attachment C) addressing compliance with Land Use Ordinance (LUO) Section 15-62 and includes information about their ongoing efforts to develop the project and emphasizes the importance of maintaining the current SUP-A approval. The applicant requests a two-year extension to facilitate this continued work with the goal of preserving and building upon the project that has already been approved. See the applicant's letter (Attachment C) and other materials related to the request, included as Attachments, B, D, and E.

Land Use Ordinance (LUO) Section 15-62(c) grants the Town Council the authority to consider extensions for expiring Special Use Permits. Town Council may extend the permit for up to two years from the date when it otherwise would expire. The ordinance also allows for successive extensions, each not exceeding two years, provided the Council deems it appropriate based on the criteria.

FISCAL IMPACT: The applicant is paying the applicable fee associated with this request. No other impact noted.

RECOMMENDATION: Town Staff recommends that the Town Council review the information and decide whether to adopt the attached resolution (Attachment A) approving the permit extension request. The new

expiration date for the permit would be April 14th, 2026.