



## Legislation Text

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**File #:** 17-615, **Version:** 1

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**TITLE:**

Public Hearing for Conditional Use Permit for Wildflower Learning Center at 3100 Damascus Church Road

**PURPOSE:** Shelley Riselvato, President, has submitted an application for a Conditional Use Permit for Wildflower Learning Center at 3100 Damascus Church Road. The Board is asked to hold a public hearing regarding the request.

**DEPARTMENT:** Planning Department

**CONTACT INFORMATION:** Marty Roupe, 919-918-7333 or [mrroupe@townofcarrboro.org](mailto:mrroupe@townofcarrboro.org)

**INFORMATION:** The Conditional Use Permit, if approved, would allow a childcare facility along with livestock use at the property located at 3100 Damascus Church Road. The applicant intends to construct a new 1,750sq ft building along with associated parking. The subject property is zoned Watershed Residential (WR). These parcel is identified by Orange County PIN 9777-35-4538. For a vicinity map, **see attachment B.**

**FISCAL & STAFF IMPACT:** N/A

**RECOMMENDATION:** Town staff recommends that the Board of Aldermen review the application, hold a public hearing, and consider whether to approve the Conditional Use Permit, subject to the following conditions:

1. That the applicant must obtain a driveway permit from NCDOT prior to construction plan approval.
2. Prior to Construction Plan approval, that all review comments by Orange County Erosion Control be addressed.
3. The prior to Construction Plan approval, the applicant provide letters from electric, gas, telephone and cable providers that this project can be served to this development.
4. That prior to Construction Plan approval, the applicant provide the necessary light pollution plan sheet in order to verify compliance with the .2 footcandle requirements at the property line per Section 15-242.5 of the LUO.
5. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF

files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.