



Legislation Text

File #: 17-700, **Version:** 1

TITLE:

Continuation-2 of the Public Hearing Sanderway AIS CUP - Update and Request for further Continuation

PURPOSE: To provide the Board with an update and to request that the Sanderway AIS CUP Public Hearing be further continued to January 15th, 2019 (see Attachment D for resolution to continue).

The staff report and attachments from the June 26th agenda item can be found here:

<https://carrboro.legistar.com/LegislationDetail.aspx?ID=3537424&GUID=CFD77242-853A-4186-BEA0-70C87392524C&Options=&Search>>

Project Plans can be found here:

<http://carrboro.legistar.com/gateway.aspx?M=F&ID=90e52895-5e97-498a-8a69-a4e64789eb15.pdf>

The staff updates and attachments from the October 16th agenda item can be found here:

<https://carrboro.legistar.com/MeetingDetail.aspx?ID=639297&GUID=D56E77D3-FD58-4CD7-B936-64008CECBE93&Options=&Search>=>

DEPARTMENT: Planning

CONTACT INFORMATION: Jeff Kleaveland, 919-918-7332

INFORMATION: Again, 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 first continuation meeting, originally scheduled for September 25th, 2018 was, by request of the applicant, rescheduled to October 16th. Town staff sent mailed notice of this revised meeting date to residents within 1000' of the subject property and a continuation meeting was held on October 16th, 2018. At that meeting, the Board received public comment and continued the meeting to November 13th. Additional time is needed and a continuation is requested.

Update Materials

Request for Rain Event Frequency Analysis

Alderman Slade request Town Staff to provide guidance regarding the frequency of storms exceeding the 25 year design storm of the LUO. Randy Dodd prepared the attached report (Attachment B).

Additional Meetings in Town Hall with applicant, staff and neighbors

Following the October 16th public hearing continuation, staff organized and conducted the following three meetings in Town Hall for the purpose of further discussing concerns raised at the public hearing (approximate attendance numbers included). Revisions and additions to the original applicant-approved conditions that were presented to the Board on October 16th were made. The latest *draft* version is attached (Attachment C). Additional minor revisions are expected.

- October 25, 2018 - Meeting with project neighbors and staff (including the Town Engineer) to discuss stormwater and other concerns (7 neighbors and 4 staff in attendance). This meeting resulted in several practical considerations that were incorporated into revised conditions that were then presented to the applicant to review and were discussed in the meeting below.
- October 30, 2018 - Meeting with staff, Town Engineer, project engineer and applicant to review draft conditions and to discuss additional neighbor concerns raised at the October 16th public hearing and at the above October 25th neighbor/staff meeting (3 applicant representatives and 7 staff in attendance). Three significant developments came out of this meeting:
 1. Revisions to Conditions. This meeting resulted in the drafting of new conditions and the alteration or removal of existing, conditions as presented to the Board on October 16th. All conditions revisions are based on this parent document identified as Attachment N in the October 16th agenda item (follow the link earlier in this document).
 2. The applicant has decided to revise the shared multi-use path/driveway design into a segregated design that maintains the existing gravel driveway in the same configuration as-is and separates the multi-use path to prevent conflicts with local vehicles and users of the path. This will mean that the new public path will cross your driveway in one area as it enters the development. This crossing will be constructed to accepted standards to protect the safety of users and preserve the access options of the neighbors.
 - a. Town staff, including the Fire Marshall and the Solid Waste Supervisor finds this arrangement acceptable. The existing driveway will remain essentially as-is except for the introduction of a multi-use path crossing.
 - b. The maintenance of most of the existing driveway will remain the responsibility of the owners of 1242, 1244 & 1246 Hillsborough Road except in the area where the multi-use path crosses the driveway which will still be subject to the original maintenance condition.
 3. The other change is that the applicant has decided to remove the Tot Lot and make a payment-in-lieu for these recreation points (of approximately \$12,000) to the Recreation and Park Department. These funds will be directed toward the Dr. Martin Luther King Jr. Park which is located about a half mile east of the Sanderway site. This decision was made in part because of safety comments that were raised at the public hearing and other design considerations. This request was approved by the Town's Recreation and Parks Director (Attachment D)
- November 6, 2018 -Meeting with project neighbors, staff and Town Engineer to discuss the revised conditions prepared at the above October 30 meeting and other site issues (6 neighbors and 4 staff in attendance). This meeting resulted in revisions to the most recent conditions forwarded to them as well as two new conditions.

Again, see Attachment C for the latest draft conditions.

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

RECOMMENDATION: Town staff requests that the Board continue the public hearing started on June 26th to January 15th by adopting the attached resolution (Attachment D).