



Legislation Text

File #: 23-188, **Version:** 1

Continuation of a Quasi-Judicial Public Hearing for Jade Creek Architecturally Integrated Subdivision Special Use Permit-A at 8522 Old NC 86

PURPOSE: The purpose of this agenda item is for Town Council to continue holding a quasi-judicial public hearing for consideration of a Special Use Permit-A request for property at 8522 Old NC 86, and to consider making a decision on the request.

DEPARTMENT: Planning Department

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

COUNCIL DIRECTION:

☐ Race/Equity ☐ Climate ☒ Comprehensive Plan ☒ Land Use Ordinance

Development applications should be reviewed in the context of any appropriate and applicable information contained within the Carrboro Connects Comprehensive Plan.

INFORMATION: Jade Creek is a proposed major subdivision of approximately 36 acres of land along Old NC 86. If approved, the developer will be allowed to create 72 new lots, each intended for a single-family home. New public roads and sidewalks, stormwater treatment features, recreation facilities including a playfield, and other amenities will be added to the site as well. More details about the proposed project were included in the staff report, attached to May 23rd public hearing packet, linked below.

Town Council opened the public hearing during its May 23, 2023 meeting and continued the hearing to their June 13, 2023 meeting. Meeting materials for the May 23, 2023 are viewable at the following link:

[Town of Carrboro - File #: 23-171 \(legistar.com\)](https://carrboro.legistar.com/LegislationDetail.aspx?ID=6214465&GUID=FBB9C011-BEB8-4FE5-A66D-9F4F9A0861EB&Options=&Search=>) <<https://carrboro.legistar.com/LegislationDetail.aspx?ID=6214465&GUID=FBB9C011-BEB8-4FE5-A66D-9F4F9A0861EB&Options=&Search=>>>

A real estate appraisal document was submitted by the applicant during the May 23, 2023 public hearing. The document is included here as *Attachment A*. The Staff and Advisory Boards Recommendations Summary Sheet is included as *Attachment B*. Of note, the document has been updated to include the Transportation Advisory Board (TAB) statement as the TAB conducted a meeting with quorum after the May 23, 2023 public hearing;

FISCAL IMPACT: The applicant has paid all fees associated with the review and related to the public hearing.

RECOMMENDATION: Town staff recommends that the Town Council conduct the continued public hearing on the Special Use Permit-A application, then close the public hearing once all comments are received. Upon closing the public hearing, Town Council may choose to deliberate and make a decision on the application, approving, denying, or approving with conditions. Conditions are included in the Staff and Advisory Boards Recommendations Summary Sheet (*Attachment B*).