BOARD OF ALDERMEN

ITEM NO.: **D(1)**

AGENDA ITEM ABSTRACT

MEETING DATE: NOVEMBER 27, 2001

SUBJECT: PUBLIC HEARING FOR THE MORGAN RIDGE TOWNHOME CONDITIONAL USE PERMIT, 501 BERRYHILL DRIVE

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES _X_ NO ___
ATTACHMENTS: A. PROJECT PLANS B. STAFF REPORT C. NARRATIVE REGARDING DESIGN CHOICES D. EXCERPT FROM CONNECTOR ROADS PLAN E. TAB CARR RIDGE CONNECTOR INFORMATION F. CARR RIDGE AREA MODELING REPORT G. TRAFFIC IMPACT ANALYSIS H. WATER QUANTITY AND WATER QUALITY STATEMENT FROM TOWN ENGINEER I. EROSION CONTROL PERMIT – PRELIMINARY APPROVAL J. TRAIL SURFACING STATEMENT FROM PUBLIC WORKS K. NEIGHBORHOOD INFORMATION MEETING FORM L. ADVISORY BOARD RECOMMENDATION STATEMENTS (INCLUDING SUMMARY SHEET) M. CONDITIONAL USE PERMIT WORKSHEET	FOR INFORMATION CONTACT: MARTY ROUPE, 918-7333

PURPOSE

Mr. Glenn Phillips, with Ballentine Associates, PA, representing the Berryhill Group, LLC, has submitted an application for a Conditional Use Permit (CUP) to allow a major subdivision (Use 26.100) of multi-family townhomes (Use 1.321) at 501 Berryhill Drive. The request consists of an Architecturally Integrated Subdivision of sixty-four (64) multi-family townhome lots to be located 501 Berryhill Drive. The name for the project is Morgan Ridge. The Board of Aldermen must hold a public hearing to receive input before reaching a decision on a conditional use permit application. The Administration recommends that the Board review, deliberate, and make a decision regarding the conditional use permit application.

INFORMATION

The Morgan Ridge Townhome project will be located on the vacant piece of property between Old Fayetteville Road Extension near University Lake (to be renamed Berryhill Drive) and existing Berryhill Drive in Tennis Club Estates. A detailed staff report analyzing the proposed project is attached – **see Attachment B**.

RECOMMENDATION

The Administration recommends that the Board of Aldermen approve the conditional use permit request to allow a major subdivision (Use 26.100) of multi-family townhome lots (Use 1.321) at 501 Berryhill Drive property (TM# 7.116..6), subject to the following conditions:

1. That unless the open space portion of the property on the north side of Berryhill Drive is dedicated to the Town of Carrboro as public open space, a 20' bike and pedestrian access easement should be provided across the property in manner that will allow the Tom's Creek greenway to 'mesh' with other upstream components of the greenway (i.e., the easement should tie into the easement of the property to the north);

2. The Board may want to request that the applicant incorporate an extra, land-based, half-barrel culvert into the road design at the crossing of Tom's Creek to aid pedestrians, bicyclists, and wildlife.

3. That no additions or interior renovations designed to increase the heated square footage of the size-limited units can be approved/completed within the first year following the issuance of the Certificate of Occupancy (CO) per Section 15-188(e). This statement must also be included on the recorded final plat and reference the applicable 'size-limited unit' lots;

4. That a "No Rise Certification" will be obtained by the developer from FEMA through the CLOMR process for the Tom's Creek crossing prior to the construction plans being approved;

5. That a 404 National Wetlands Permit from the US Army Corp of Engineers and a 401 Water Quality Certification from NCDENR's Division of Water Quality be obtained by the developer prior to the construction plans being approved;

6. That a voluntary annexation petition will be submitted to the Town by the developer prior to recording the final plat;

7. That the "Homeowner's Association Documents" be reviewed and approved by the Town Attorney prior to final plat approval;

8. That each building must be protected by an automatic fire sprinkler system approved by the Fire Chief and Chief Building Inspector and must further comply with all applicable local and NFPA requirements.