

# BOARD OF ALDERMEN

ITEM NO: D(2)

## AGENDA ITEM ABSTRACT

MEETING DATE: OCTOBER 22, 2002

**TITLE: PUBLIC HEARING FOR THE TWIN MAGNOLIAS CONDOMINIUMS CONDITIONAL USE PERMIT, 107 JONES FERRY ROAD**

<b>DEPARTMENT: PLANNING DEPARTMENT</b>	<b>PUBLIC HEARING: YES</b>
<b>ATTACHMENTS:</b> <b>A. PROJECT PLANS</b> <b>B. STAFF REPORT</b> <b>C. LAND USE PERMIT APPLICATION</b> <b>D. SECTION 15-221(B) OF THE LUO</b> <b>E. RESPONSE LETTER FROM APPLICANT REGARDING 15-221(B) OF THE LUO</b> <b>F. TREE REMOVAL JUSTIFICATION LETTER</b> <b>G. LETTER(S) FROM TOWN ENGINEER</b> <b>H. EXAMPLES OF ARCHITECTURAL DRAWINGS</b> <b>I. SECTION 15-182.4 OF THE LUO</b> <b>J. APPEARANCE COMMISSION MINUTES (7/15/02)</b> <b>K. NEIGHBORHOOD INFORMATION MEETING FORM</b> <b>L. LETTERS FROM CITIZEN</b> <b>M. ADVISORY BOARD RECOMMENDATION STATEMENTS (INCLUDING SUMMARY SHEET)</b> <b>N. CONDITIONAL USE PERMIT WORKSHEET</b>	<b>FOR INFORMATION CONTACT:</b> <b>MARTY ROUPE, 918-7333</b>

### PURPOSE

Williams Construction Company, Inc. has submitted an application for a Conditional Use Permit (CUP) to allow a combination use (Use 27.000), consisting of a single-family dwelling (Use 1.111) and two-family dwelling apartment buildings (Use 1.241) at 107 Jones Ferry Road. The request consists of a condominium project including eleven (11) two-family apartment buildings [twenty-two (22) dwelling units] and an existing single-family residence, which will remain. The project would be located at 107 Jones Ferry Road and would be named 'Twin Magnolias Condominiums.' 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 Twin Magnolias Condominiums project would be located on a 3.55 acre piece of property currently containing one single-family dwelling. The property is located directly to the west of the PTA Thrift Shop, which is located at 103 Jones Ferry Road. 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 condominium development, consisting of 22 two-family apartments (Use 1.241) and a single-family dwelling (Use # 1.111) (to remain on the property), to be located at 107 Jones Ferry Road, subject to the following conditions:

1. That a detail drawing for the proposed brick sidewalk be included on the construction plans;
2. That the construction plans must show the waterline connecting to a main line other than the cogeneration line in the Jones Ferry Road right-of-way;
3. That a 'certificate of occupancy' for the bonus 'market-rate' unit may not be issued until such time as the two affordable units (unit 18 and unit 22) are constructed and offered for sale or rent for an amount consistent with the language found in Section 15-182.4 of the Town of Carrboro Land Use Ordinance, nor until arrangements have been made to assure the continued affordability of the two affordable units, again consistent with the language found in Section 15-182.4 of the Town of Carrboro Land Use Ordinance; and
4. That Homeowner's Association documents be reviewed and approved by the Town Attorney prior to construction plan approval.