

Attachment "E"



ARCHITECTURE	1000 Corporate Drive
ENGINEERING	Suite 101
PLANNING	Hillsborough, NC 27278
CONSTRUCTION	919.732.3883 phone
	919.732.6676 fax

July 31, 2002

Marty Roupe
Development Review Administrator
Town of Carrboro
301 West Main Street
Carrboro, NC 27510

Re: Twin Magnolias Condominium Site Plan

Marty:

The following are our responses to the items notes as "remaining", "modified" or "new" from your letter dated July 30, 2002, numbered to match your comments.

General Comments:

8. The District Engineer for DOT issued an approved driveway permit on July 22, 2002. His letter was cc: to the Town of Chapel Hill, which may be where the original paperwork went. I have attached a copy.
- * 17. A public road is not proposed for this development. This property is approximately 120' in width for the first 1000', and would not accommodate the dimensional requirements of a public road and a public Right-of-Way. In addition, the terrain at the South end of the property is steep and wooded, making a continuation of the road impractical. Extensive site design was done prior to the adoption of the ordinance amending Sections 15-220 and 15-221 of the LUO. The applicant is proposing to add a valley gutter at a location on the East property line to provide emergency access should the adjacent property be developed in the future. *The foregoing statement constitutes our official justification statement.*
18. A revised Tree Removal Justification letter is attached.
19. The cross-section illustration will be included in the final CUP submittal.
20. We recognize the requirement of additional postage, and have forwarded this item to the developer.

Please contact me if you have any questions.

Thank You,

A handwritten signature in cursive script that reads "Parker Sniffen".

Parker Sniffen, PLS
Project Manager
The Sear Brown Group

**Penny Lane Condominiums
Conditional Use Permit Application**

Tree Removal Justification Letter

July 31, 2002

Town of Carrboro Planning Staff
Town of Carrboro Aldermen

This Narrative is provided to explain our proposal to remove a specimen tree existing on the 3.55 acre tract shown on the Penny Lane Condominiums Conditional Use Permit Plans.

The tree we are proposing to remove is a mature walnut, approximately 20" DBH. It is directly behind the existing house in an existing graveled parking area. Two condominium units are planned for this area, and the tree is positioned midway between the property line and the entry road such that there is not room to reduce unit size or relocate in any direction. This location is appropriate for housing units because of its proximity to parking, utilities and public sidewalks. The walnut is a relatively common species to residential areas in and around Carrboro.

There is a steep slope behind the walnut (and the existing garage) that must be lowered in order to provide safe grade for vehicular access to the rest of the property. Protecting the walnut would prevent us from lowering this grade and reduce the total number of units on the site by two without a commensurate reduction in other necessary infrastructure (paving, utilities, grading, etc.).

It should be noted that we have taken all reasonable measures to preserve the large magnolia at the front of the property, positioned between the existing house and the East property line. The proposed paved entry drive may intrude upon the tree's dripline, but we are in agreement with the Town that the tree is worthy of the attempt to save it.

As explained in our Environmental Impact Statement, the design of this development is congruous with the vegetation on the existing site, as most of the grading and construction is located on the flat, open fields behind the existing house. Numerous hardwoods and pines within the proposed Open Space are protected by our development plan. A landscaped Bio-Retention Area of approximately 3682 sq. ft. is proposed within the Open Space, adjacent to the area to be cleared by the proposed 30' OWASA sewer easement. Construction of this required stormwater quality feature, the sewer outfall and required recreation amenities will require the clearing of a number of maples, oaks and pine trees averaging 10" diameter. These species are numerous on this site and not on the Town's protected list. The Bio-Retention revegetation plan includes 14 new deciduous or evergreen trees and 45 shrubs.

Thank you for your consideration of this issue.



Parker Sniffen, PLS
Sear-Brown Group
(919) 732-3883

Attachment "G"

**Sungate Design Group, P.A.**

ENGINEERING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL

915 Jones Franklin Road • Raleigh, NC 27606 • Phone 919.859.2243 • Fax 919.859.6258

October 17, 2002

Ms. Jane L. Tuohey
Program Support Assistant II
Zoning Division
Town of Carrboro
301 West Main Street
Carrboro, N. C. 27510

Re: CUP for Penny Lane Condominiums

Dear Ms. Tuohey:

We received a revised Truth In Drainage Statement from Mr. James Parker of Sear Brown for Twin Magnolias Development dated 10/15/02. Following are the comments from our last review annotated to reflect this review:

Paragraph 2.

1. There may be back up of stormwater at the yard inlet on the western property line which would affect adjoining properties if it becomes clogged.

This comment has been satisfactorily addressed.

2. How does the post development flow compare with the pre development flow?

This comment has been satisfactorily addressed.

Paragraph 3.

3. Will the quantity of runoff or the peak rate of runoff or both be reduced?

This comment has been satisfactorily addressed.

4. Has the increase in quantity of runoff been taken into account when considering erosion and flood damage?

This comment has been satisfactorily addressed.

AH, G-2

5. See #2 above.

This comment has been satisfactorily addressed.

Paragraph 5.

6. Was the USDA-NRCS/EPA Handbook of Constructed Wetlands used in the final design?

This comment has been satisfactorily addressed.

7. Give justification for further filtration being provided by "the vegetative area between the outfall and the receiving stream".

This comment has been satisfactorily addressed.

I would recommend that the Truth In Drainage Statement be approved. If you have questions or need further information, please contact me.

Sincerely,



W. Henry Wells, Jr., PE

cc: James W. Parker, Jr., PE

Att. G-3

**Sungate Design Group, P.A.** ENGINEERING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL

915 Jones Franklin Road • Raleigh, NC 27606 • Phone 919.859.2243 • Fax 919.859.6258

October 17, 2002

Ms. Jane L. Tuohey
Program Support Assistant II
Zoning Division
Town of Carrboro
301 West Main Street
Carrboro, N. C. 27510

Re: CUP for Penny Lane Condominiums

Dear Ms. Tuohey:

We have completed our eight review of the CUP plans for the above referenced project. The plans were prepared by Sear-Brown and are dated 10/11/01 and sealed 9/24/02. The plans were received in our office on 10/15/02. The Stormwater Calculations are dated 10/11/01 revised 8/1/02 and sealed 9/24/02. Following are our comments from the initial submittal annotated to reflect this review:

1. Stormwater quality and quantity have not been addressed.

Stormwater Quantity

Time of concentration for the post development condition should include the actual time of concentration for inlet CB 1. Travel time through the pipe system should be added on to this value.

This comment has been satisfactorily addressed.

The 100-year post development storm should be modeled.

This comment has been satisfactorily addressed.

The orifice plate detail could not be located.

The orifice plate detail was located on Sheet DD 12.

How will storms that produce runoff in excess of 1" be conveyed nonerosively from the site?

This comment has been satisfactorily addressed.

Att. G-4

A complete structural analysis of the proposed detention basin will have to be provided at the construction plan phase.

This comment does not have to be addressed until the construction plan phase.

The proposed openings grate on the detention basin behind the dumpster pad appears to be too large from a safety standpoint.

The detention basin has been moved and the opening grates are no longer proposed.

Additional comments from 7/30/02 review:

The orifice coefficient 6.0 for the orifice in the detention basin appears to be extremely high.

This comment has been satisfactorily addressed.

How were stage storage and stage discharge relationships computed?

This comment has been satisfactorily addressed.

Discharges from the 3 inch orifice could not be duplicated.

The 3-inch orifice has been enlarged and the discharges from the new orifice appear to be reasonable.

Stormwater Quality

The bioretention area appears to be depressed approximately 4.5 feet below natural ground. Investigate ways to raise the area.

This comment has been satisfactorily addressed.

How will sheet flow into the bioretention area be achieved? The outlet velocity from the 15" pipe will not be dissipated by the sand structure shown on the plans.

This comment has been satisfactorily addressed.

It is not clear if the bioretention area will be underlain with a sand bed. If it is not to be underlain, the sizing of the area should be based on 7% of the drainage area.

This comment has been satisfactorily addressed.

An under drain system with adequate outlet is required.

This comment has been satisfactorily addressed.



Att. G-5

Details of the bioretention area should be shown on the plans.

This comment has been satisfactorily addressed.

The Bioretention mulch should be double shredded hardwood mulch, not hardwood chips.

This comment has been satisfactorily addressed.

Buffer grass strip around bioretention should be sod (instead of seeded) to help prevent silt from contaminating planting soil.

This comment has been satisfactorily addressed.

The Bioretention Construction Sequence refers to diversion measures shown on an erosion control plan. Please provide details of these measures.

This comment has been satisfactorily addressed.

Clethra Japonica is not on the approved list of plant materials.

This comment has been satisfactorily addressed.

Juniperus Communis and Juniperus Horizontalis are both dry mesic and therefore are not recommended for installation in Bioretention areas.

This comment has been satisfactorily addressed.

Relocate Juniperus Virginia that is located over 60" RCP. Juniperus Virginia should be planted on periphery or side slopes of bioretention areas.

This comment has been satisfactorily addressed.

Does the bioretention spillway need stone lining as shown on the emergency spillway schedule?

This comment has been satisfactorily addressed.

It is not clear how the level spreader proposed at the outlet of the 18" pipe will work. It appears that the water will flow around the level spreader.

This comment has been satisfactorily addressed.

Why is runoff in excess of the first inch being diverted to the bioretention area if the area is not to be used for detention?

This comment has been satisfactorily addressed.

Att. G-6

A planting plan and soil requirements need to be included in the plans.

This comment has been satisfactorily addressed.

2. The yard inlet, YI-3 needs to be analyzed to ensure that there is no backup of water off the property during the 100-year storm.

This comment has been satisfactorily addressed.

3. The detail for Yard Inlet should indicate that steps will be required where depth exceeds 3 feet.

This comment has been satisfactorily addressed.

4. There is no detail shown for Catch Basins

This comment has been satisfactorily addressed.

5. A detail needs to be shown for the swale located on the west side of the property.

This comment has been satisfactorily addressed.

6. Calculations need to be submitted for the sizing of the 8' base ditch.

The 8' outlet ditch has been eliminated from the plans.

7. The note on sheet GP6 specifies TOC std. Curb inlets. All drainage is to be designed and constructed to NCDOT Standards.

This comment has been satisfactorily addressed.

8. It does not appear that CB 4 or 5 are intercepting any stormwater. The super elevation in the parking lot changes just before CB 5.

CB 4 has been eliminated. CB 5 still does not intercept any stormwater.

9. The proposed 442 contour does not appear to tie in to the existing 442 contour on the east side of the property.

This comment has been satisfactorily addressed.

10. It is not clear how the dumpster area is to drain?

This comment has been satisfactorily addressed



Att. G-7

11. Drainage in the area between the units needs to be addressed.

This comment has been satisfactorily addressed.

12. It appears that the impervious area on the southwest portion of the property has been significantly increased. How will the associated increase in discharge be handled on-site?

This comment has been satisfactorily addressed.

13. HGL computations for all drainage systems will be required at the construction plan stage.

Additional comments based on 4/3/02 review:

14. A storm drainage box needs to be added on Jones Ferry Road west of the entrance to the site and piped to the existing storm drainage system east of the site.

The entrance is now proposed to be a drive cut which will eliminate the need for the drainage box.

Additional comments from August 25, 2002 review:

15. The Stormwater Calculations and all plan sheets need to be sealed by Mr. Parker or other qualified professional preparing the work.

This comment has been satisfactorily addressed.

16. The plan sheets submitted (SW-10, BP-11 and DD-12) does not constitute the entire set of plans for the project. The complete set should be submitted for review.

This comment has been satisfactorily addressed.

17. A "Truth in Drainage" Statement needs to be submitted for approval. The statement should be brief and concise.

This comment has been satisfactorily addressed.

Additional comments based on this review:

18. Pre development discharges could not be located in the drainage calculations submitted. Please submit a complete package for the review.

This comment has been satisfactorily addressed.



AH.G-8

Based on the above findings, I would recommend that the CUP plans be approved. If you have questions or need further information, please contact me.

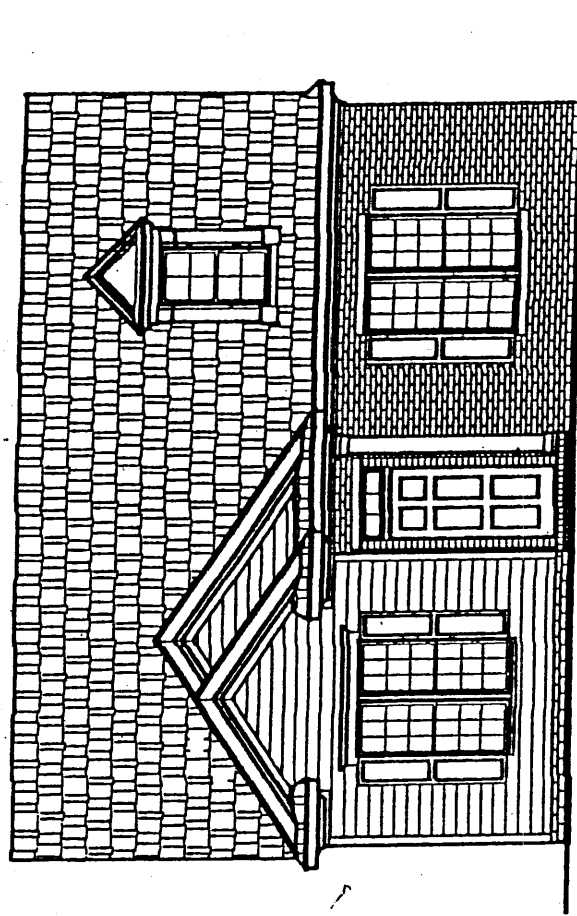
Sincerely,



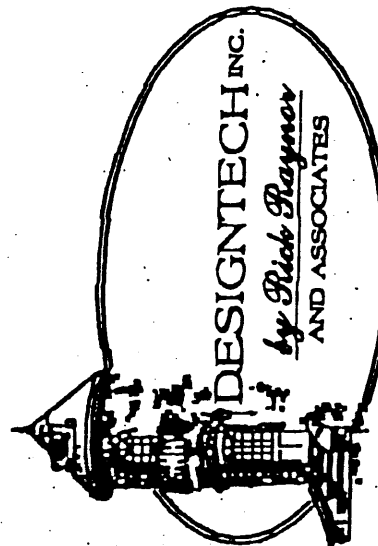
W. Henry Wells, Jr., PE

cc: James W. Parker, Jr., PE

ATTACHMENT "H"

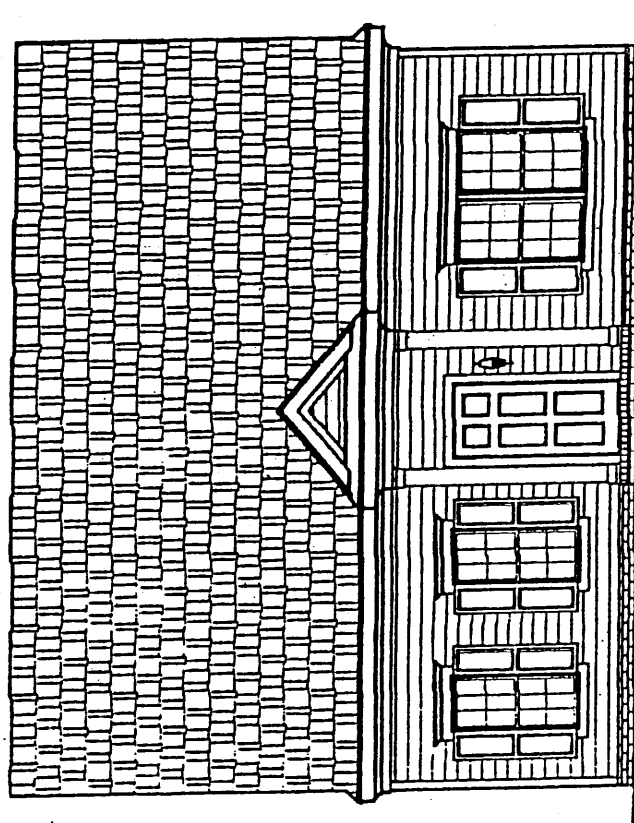


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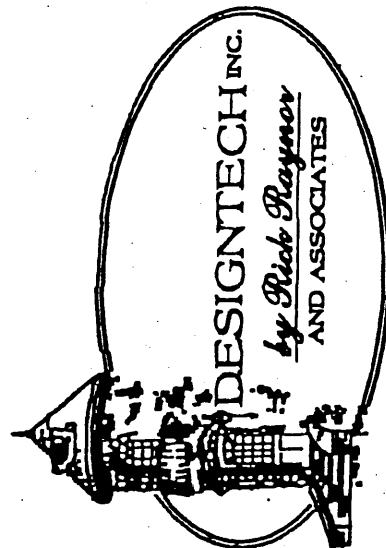


211 E. SIX FORKS RD. 1143 RALEIGH, N.C. 27609
800-207-1128 WWW.DESIGN-TECH.COM

UNIT #1

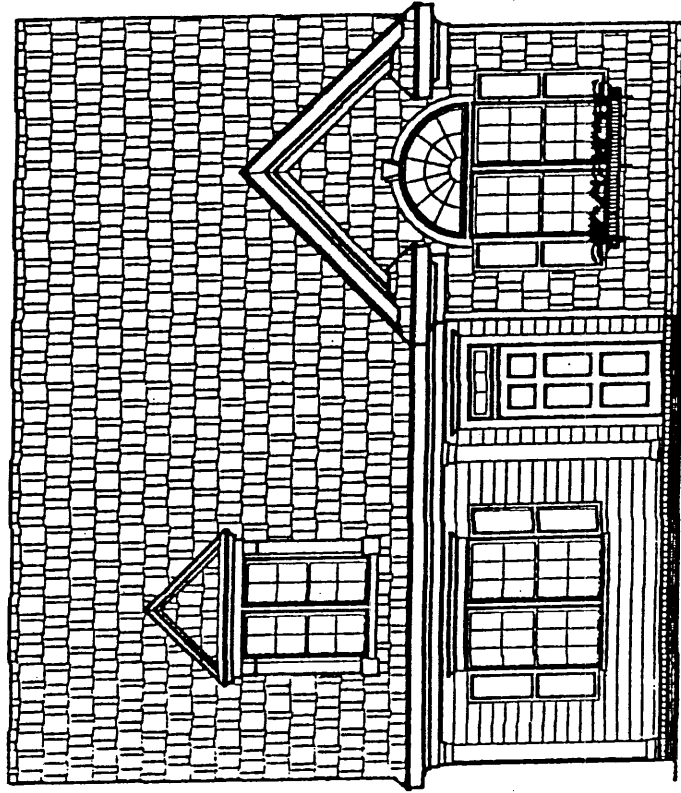


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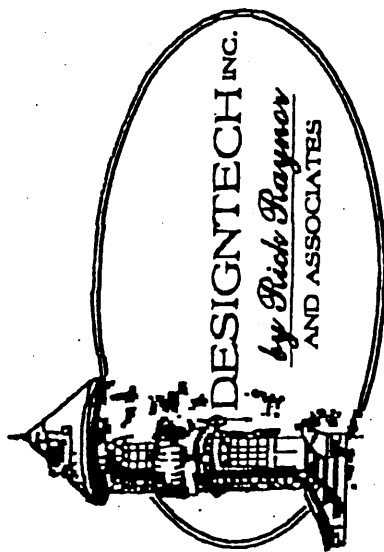


211 E. SIX FORKS RD. 114B RALEIGH, N.C. 27608
800-207-1128 WWW.DESIGN-TECH.COM

UNIT #2

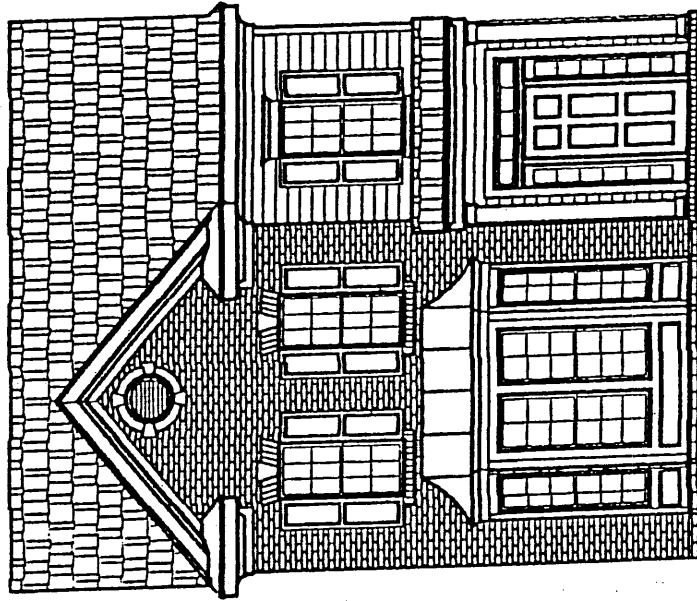


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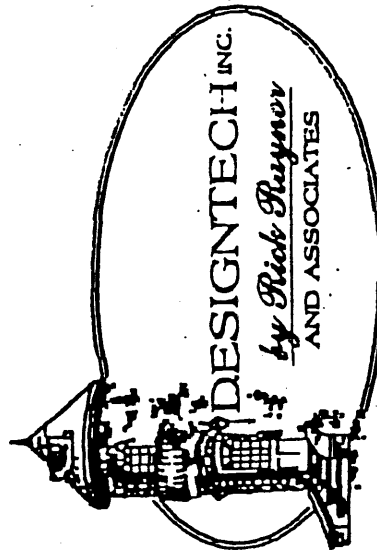


211 E. SIX FORKS RD. 114B RALEIGH, N.C. 27609
800-207-1128 WWW.DESIGN-TECH.COM

UNIT #3

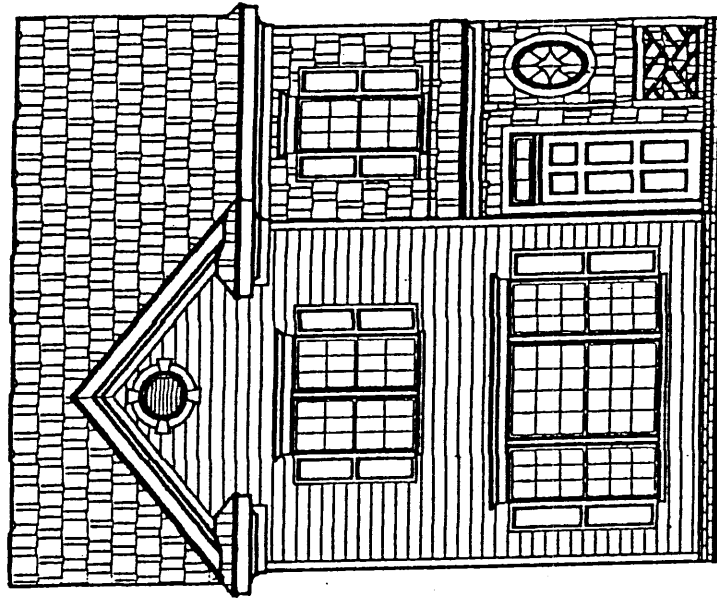


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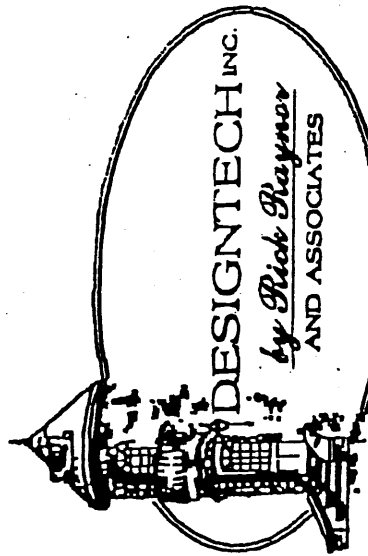


211 E. SIX FORKS RD. 114B RALEIGH, N.C. 27603
800-207-1128 WWW.DESIGN-TECH1.COM

UNIT A

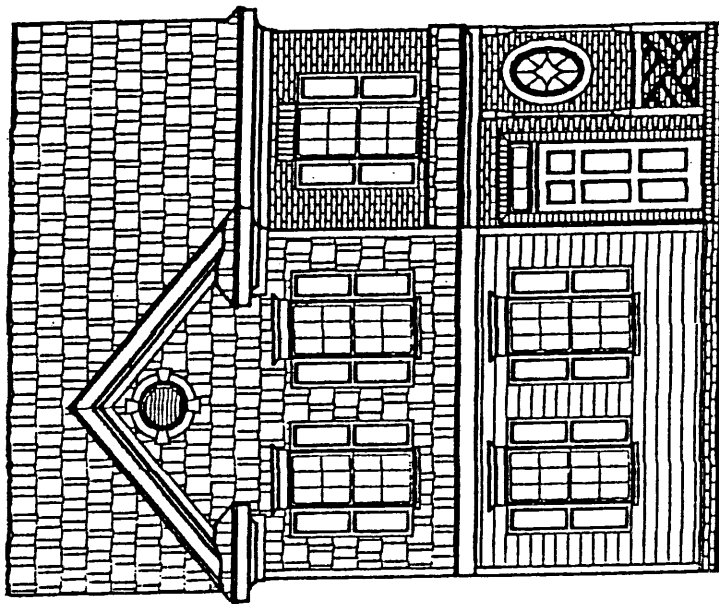


FRONT ELEVATION
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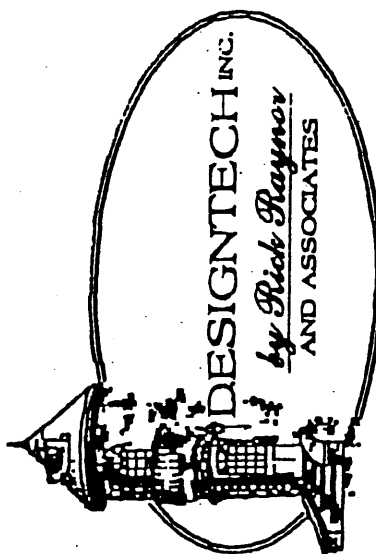


211 E. SIX FORKS RD. 1148 RALPH, N.C. 27809
800-207-1128 WWW.DESIGN-TECH.COM

UNIT B



FRONT ELEVATION
SCALE: 1/4"=1'-0"



211 E. SIX FORKS RD. 114B RALEIGH, N.C. 27608
800-307-1128 WWW.DESIGN-TECH.COM

UNIT D

DesignTech
Incorporated

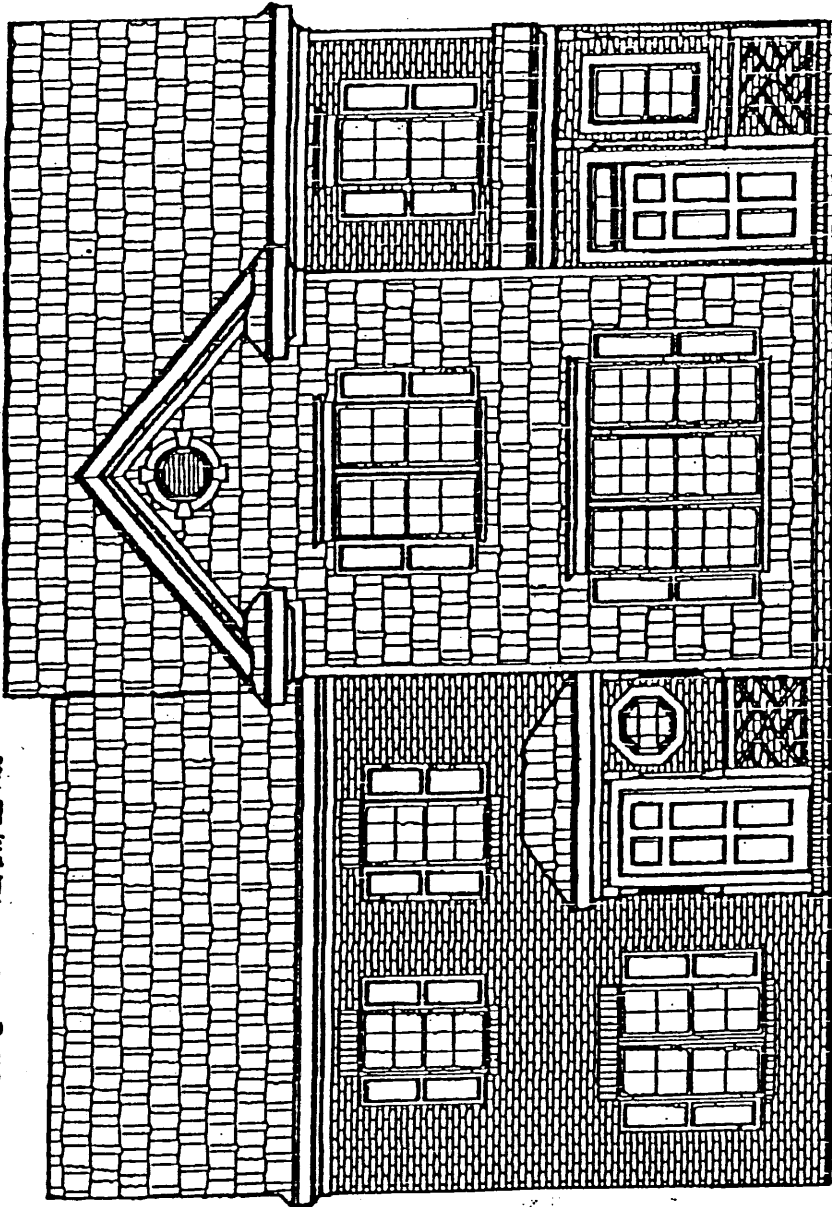
PRELIMINARY COPY
DATE: 3/2/09
PROJECT: BERRY LANE
REF: BUCK WILLIAMS
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211 E SIX FOLKS RD.

UNIT 14 BLDG. B

LAUREL, NC 27059

Phone (774) 833-4443



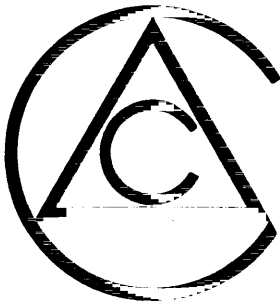
UNIT 8
17/18

Section 15-182.4 Residential Density Bonuses for Affordable Housing (AMENDED 05/25/99)

(a) For purposes of this section, an affordable housing unit means a dwelling unit (i) that is offered for sale at a price that does not exceed two and a half times an amount equal to eighty percent of the annual median income level for a family of four in the Raleigh-Durham-Chapel Hill Metropolitan Statistical Area or is offered for rent at a monthly rate that does not exceed an amount equal to 12 percent of the monthly median income level for a family of four in the Raleigh-Durham-Chapel Hill Metropolitan Statistical Area, and (ii) with respect to which the developer has arranged for the affordable housing units to remain affordable as described herein for a period of not less than 100 years, commencing from the date of initial occupancy of the units, by including provisions to ensure such continued affordability in legally binding agreements (including but not limited to a ground lease, a deed restriction or other covenant) running with the unit. Such agreements shall be reviewed and approved by the Town of Carrboro prior to initial occupancy of the units. The units may not be occupied and the agreements may not be recorded or filed until such agreements are reviewed and approved by the Town of Carrboro, and (iii) that conforms to the town's recommended "Village Mixed Use and Affordable Housing Vernacular Architectural Standards." For the purposes of determining whether the subdivision requires a zoning permit, special use permit, or conditional use permit under Subsection 15-147(a), the number of units shall exclude the bonus units associated with this Section.

(b) The maximum residential density permissible within a development whose maximum density would otherwise be determined in accordance with the provisions of subsection 15-182.3(b) shall be increased by two dwelling units for every one affordable housing unit included within the development, up to a maximum of 150% of the density otherwise allowable. To illustrate, if the maximum density of a tract would be 100 dwelling units considering only the provisions of subsection 182.3(b), a developer who chose to construct 10 affordable housing units as part of the development of that tract would be allowed to construct 10 additional dwelling units that did not satisfy the "affordability" criteria set forth in subsection (a), for a total density of 120 dwelling units. In this illustration, the maximum possible density that could be achieved would be 150 dwelling units if the developer constructed at least 25 affordable housing units.

(c) Within any development that provides affordable housing units, the minimum area that must be set aside as open space to satisfy the requirements of Section 15-198 may be reduced by an amount equal to twice the land area consumed by all such affordable housing units, subject to a maximum reduction of 10 percent in the amount of open space otherwise required.



MINUTES
July 15, 2002

Members Present: Chuck Morton, Wendy Wenck, and Richard Taylor

Members Absent or Excused: Doug Kopec, Ruben Hayes, Catherine Devine, and Leslie Rountree

Guest(s) present: Marianna Fiorentino (representing Twin Magnolias Condominiums), and Tom Wiltberger (prospective new member)

Staff Present: Marty Roupe, Development Review Administrator

I. Approval of June 6, 2002 Minutes.

Approval of the minutes was tabled until the next meeting, due to the lack of a quorum.

II. Courtesy Review – Architectural Elements of Twin Magnolias Condominiums Project, 107 Jones Ferry Road.

Marianna Fiorentino, the applicant's marketing representative, joined the meeting. Marty Roupe and Marianna explained the project's review to date, which led into an explanation of the request before the Commission. Marianna explained that a neighborhood information meeting was conducted last fall, and that the applicant is aware of some concerns from neighboring property owners. Attention then turned to whether the Commission was comfortable with the architectural elements of the project. Chuck Morton, the Commission's liaison to the Vernacular Architectural Committee, explained that the project could qualify under the proposed 'tier 2' architectural standards, which are currently under discussion. All members present agreed that the proposed designs not ideal; but given the piece of property with which they are working, members present felt that the proposed designs are acceptable. In coming to this conclusion, the Commission found that the proposed designs are compatible with the Village Mixed Use and Affordable Housing Vernacular Architectural Standards. Catherine DeVine submitted comments via email that essentially reiterated what the members present said about the project.

Other aspects of the project were discussed briefly. Specifically, it was suggested that the applicant should use black metal shoebox lights with straight angle heads – not tilted heads, to reduce light pollution as much as possible. Also, it was suggested that the meter boxes be placed to the rear of the units if possible. These matters will be further discussed when the project is brought to the Joint Review Boards meeting.

The Commission then drafted a recommendation statement regarding the architectural elements largely based on the written comments of Catherine DeVine. This statement will be held until the entirety of the project is reviewed at the Joint Review Boards meeting. At that time, the following statement will be included as a part of the Commission's recommendation statement for the project. The draft statement regarding architectural elements is as follows:

"The architectural elements of the Twin Magnolias Condominiums project, including the bonus units, are compatible with the Village Mixed Use and Affordable Housing Standards document. Even though the vernacular standards call for porches that span 80% of the front façade, the Appearance Commission realizes that the limited front-to-back distance for this project will not allow for such an amenity. The second-tier standards, if and when they are adopted, only require an obvious front entrance with a sheltered front door, which the Tiwn Magnolias designers have provided throughout. The affordable units appear to meet the same standards that the more expensive ones do."

III. Old/New Business.

- At Wendy Wenck's request, a sentence regarding her place of employment will be removed from the June 6, 2002 minutes prior to sending the next agenda package.
- Marty Roupe explained information received via email from Leslie Rountree regarding her ability to attend upcoming AC meetings.
- The Commission then discussed possible membership with prospective member Tom Wiltberger. Tom was invited to join; at which point he indicated he would like to do so.
- Richard Taylor mentioned that the 'Police Department' sign should be moved down so that it won't distract from the view of the fountain. Also, Richard noted that the meter base behind the fountain should be moved to a location out of plain view. Lastly, it was suggested that proposed plantings for the Century Center should be brought to the Appearance Commission for comment before planting. In all, members present suggested that all members of the Commission should take note of these suggestions, then bring comments about them to the next meeting. At that point, the Commission may decide whether to formally request that these issues be addressed.

IV. ADJOURN.

There being no further business to discuss, the Commission voted to adjourn the meeting.

**MOTION WAS MADE BY WENDY WENCK AND SECONDED BY CHUCK MORTON TO
ADJOURN THE MEETING.**

VOTE: ALL AFFIRMATIVES.

ATTACHMENT "K"

TOWN OF CARRBORO**NEIGHBORHOOD MEETING FORM****TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:**

DUE TO PROPOSED LAND DISTURBING ACTIVITY TO TAKE PLACE ON PROPERTY LOCATED AT:

107 JONES FERRY ROAD

TO BE CALLED PENNY LANE

AND TAX MAP REFERENCED AS 7.99.A.10;

I, KARA PITTMAN, REPRESENTING TERRA NOVA,

SUBMIT THIS **NEIGHBORHOOD MEETING FORM** TO ACKNOWLEDGE THAT:
[PLEASE CHECK THE APPROPRIATE BOX BELOW.]

☐

A MEETING WAS HELD WITH THE MEMBERS OF THE NEIGHBORHOOD ON

_____.

☒

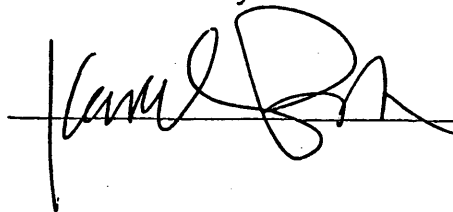
Residents, up to 1000 feet of the property, were notified of the neighborhood meeting.

☐

A MEETING WAS NOT HELD WITH THE MEMBERS OF THE NEIGHBORHOOD.

THIS **NEIGHBORHOOD MEETING FORM** IS RESPECTFULLY SUBMITTED TO THE TOWN STAFF ON THIS 16 DAY OF October, 2007.

By affixing my signature, I attest to the accuracy of the submitted information.



Signature

January 21, 2002

Dear Mr. McKeal;

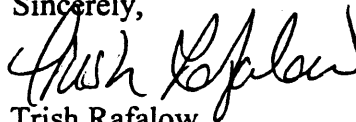
Thank you for speaking with me last week regarding the neighborhood's concerns about the proposed Penny Lane development. The following summarizes the concerns I expressed when we spoke and reflects the concerns of many in the community.

- Penny Lane, as it is proposed, is a development that is too large for the area. Its 20 units and 54 parking spaces would significantly and negatively affect adjacent neighborhoods. It will result in increased traffic and congestion at the Main Street and Jones Ferry Road intersection as people attempt to enter or exit Penny Lane.
- In addition to the increased risk of automobile accidents as traffic backs up at such a poorly designed curb cut, the increased traffic and poor ingress and egress for Penny Lane on Jones Ferry Road will present a significant danger to pedestrians and bicyclists using Jones Ferry Road. There is a great deal of foot and bicycle traffic, from children to the elderly, using the sidewalks, bicycle lanes and bus stop.
- Although there may be ways to improve traffic flow in this area, as you know, Jones Ferry is a narrow 2 lanes with no clear way to create a turn lane nor control traffic just feet from the Jones Ferry and Main signal. A proposal to make the entrance/exit a "right in, right out" would only compound the traffic issues because the visitors to and residents of the proposed Penny Lane development would use the nearest street (Laurel Street or the PTA Thrift Shop parking lot) to make a U-turn so they could return to their intended destination.

I am writing this on behalf of the people in the neighborhood who request that the proposal as currently designed be rejected because it presents a clear danger to the health and safety of the people in the neighborhood. I and others in the neighborhood would also be happy to discuss our concerns with you.

Thank you for your time and consideration.

Sincerely,



Trish Rafalow
942-5414

Gupta Pandarinath M.D. FACP

**Gastroenterologist
309 Rollingwood Road
Roanoke Rapids, NC 27870
Voice: 252 537 1654
E-mail: gpandarinath@pol.net**

Town of Carrboro
Zoning Division
301 West Main Street
Carrboro, NC 27510

Dear Sirs,

Sub: conditional use permit request for Twin Magnolia Condos

We are the owners of the unit 100 S. Peak Drive, Carrboro. We are very much concerned about this new development and are totally against it. There are already an excess of apartments in this area and the addition of 20 more units will drastically bring down the income and value of our property. We have not been able to rent one unit for the last four months in spite of offering incentives such as reduction in the rent, free first month's rent and so on! There are no prospective renters in the near future. We have been vigorously advertising but all we have gotten so far are the utility and other bills. We have been paying the town of Carrboro a substantial tax and hope you will do everything within your power to keep the property value from going down. These are our investments and we depend on income from these units. We live about hundred miles from the property and cannot attend the meeting.

Thank you for your consideration

Sincerely Yours


Gupta and Amara Pandarinath

Gupta Pandarinath M.D. FACP

**Gastroenterologist
309 Rollingwood Road
Roanoke Rapids, NC 27870
Voice: 252 537 1654
E-mail: gpandarinath@pol.net**

Town of Carrboro
Zoning Division
301 West Main Street
Carrboro, NC 27510

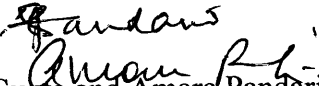
Dear Sirs,

Sub: conditional use permit request for Twin Magnolia Condos

We are the owners of the unit 100 Lantern way, Carrboro. We are very much concerned about this new development and are totally against it. There are already an excess of apartments in this area and the addition of 20 more units will drastically bring down the income and value of our property. We have not been able to rent one unit for the last four months in spite of offering incentives such as reduction in the rent, free first month's rent and so on! There are no prospective renters in the near future. We have been vigorously advertising but all we have gotten so far are the utility and other bills. We have been paying the town of Carrboro a substantial tax and hope you will do everything within your power to keep the property value from going down. These are our investments and we depend on income from these units. We live about hundred miles from the property and cannot attend the meeting.

Thank you for your consideration

Sincerely Yours


Gupta and Amara Pandarinath

Gupta Pandarinath M.D. FACP

Gastroenterologist
309 Rollingwood Road
Roanoke Rapids, NC 27870
Voice: 252 537 1654
E-mail: gpandarinath@pol.net

Town of Carrboro
Zoning Division
301 West Main Street
Carrboro, NC 27510

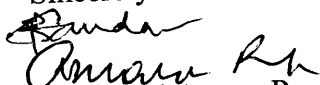
Dear Sirs,

Sub: conditional use permit request for Twin Magnolia Condos

We are the owners of the unit 102 S. Peak Drive, Carrboro. We are very much concerned about this new development and are totally against it. There are already an excess of apartments in this area and the addition of 20 more units will drastically bring down the income and value of our property. We have not been able to rent one unit for the last four months in spite of offering incentives such as reduction in the rent, free first month's rent and so on! There are no prospective renters in the near future. We have been vigorously advertising but all we have gotten so far are the utility and other bills. We have been paying the town of Carrboro a substantial tax and hope you will do everything within your power to keep the property value from going down. These are our investments and we depend on income from these units. We live about hundred miles from the property and cannot attend the meeting.

Thank you for your consideration

Sincerely Yours


Gupta and Amara Pandarinath

**SUMMARY SHEET OF STAFF AND ADVISORY BOARD
RECOMMENDATIONS**

CONDITIONAL USE PERMIT— OLD FARMER’S MARKET OFFICE BUILDING

Recommended by	Recommendations
1. Staff, EAB, PB, and AC	That a detail drawing for the proposed brick sidewalk be included on the construction plans;
2. Staff, EAB, PB, and AC	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. Staff, EAB, PB, and AC	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;
4. Staff, EAB, PB, and AC	That Homeowner’s Association documents be reviewed and approved by the Town Attorney prior to construction plan approval;
5. PB	That the number of parking spaces provided on site be reduced to no more than the number required by the ordinance, i.e.- 46 spaces;
6. TAB	That all parking spaces over the minimum required be a semi-pervious surface (such as turfstone used on the current Farmer’s Market site adjacent to Town Hall);
7. TAB	That a traffic impact study be prepared for the project;
8. TAB	That the number of bike racks in the project be doubled;
9. AC	That the Commission finds that the architectural elements of the Twin Magnolias Condominiums project, including the bonus units, are compatible with the Village Mixed Use and Affordable Housing Standards document. Even though the vernacular standards call for porches that span 80% of the front façade, the Appearance Commission realizes that the limited front-to-back distance for this project will not allow for such an amenity. The second-tier standards, if and when they are adopted, only require an obvious front entrance with a sheltered front door, which the Twin Magnolias designers have provided throughout. The affordable units appear to meet the same standards that the more expensive ones do;
10. AC	That the developer extend the fence along the western property line to approximately the southern property line of the adjacent property at 207 Laurel Avenue;
11. EAB	That the Board of Aldermen request that a condition be added that the developer plant a new, replacement black walnut tree if the existing specimen black walnut tree cannot be saved.



PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

OCTOBER 17, 2002

CONDITIONAL USE PERMIT: TWIN MAGNOLIAS CONDOMINIUMS

MOTION WAS MADE BY STAN BABISS AND SECONDED BY SUSAN POULTON THAT THE PLANNING BOARD RECOMMENDS THAT THE BOARD OF ALDERMEN APPROVE THE CONDITIONAL USE PERMIT TO ALLOW THE TWIN MAGNOLIAS CONDOMINIUM DEVELOPMENT ON PROPERTY LISTED AS 7.99.A, LOTS 10 AND 10A, SUBJECT TO THE FOLLOWING:

1. THAT A DETAIL DRAWING FOR THE PROPOSED BIRCK SIDEWALK BE INCLUDED ON THE CONSTRUCTION PLANS; AND
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; AND
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; AND
4. THAT THE NUMBER OF PARKING SPACES PROVIDED ON SITE BE REDUCED TO NO MORE THAN THE NUMBER REQUIRED BY THE ORDINANCE, I.E. 46 SPACES.

VOTE: AYES (3) (Babiss, Carnahan, Poulton); NOES (3); (Ludwig, Marshall, West)
ABSENT/EXCUSED (4) (Hammill, Haven-O'Donnell, Hogan, Searing)

Adam Searing, Chair

(date)

TRANSPORTATION ADVISORY BOARD

RECOMMENDATION

October 17, 2002

SUBJECT: Conditional Use Permit for the Twin Magnolias Condominiums

Motion # 1: The Transportation Advisory Board (TAB) recommends that all parking spaces over the minimum required be a semi-pervious surface (such as the turfstone used on the current Farmer's Market site adjacent to Town Hall).

Moved: Andreas Hay; Second: Elizabeth Shay; VOTE: Ayes (Debby Freed, Andreas Hay, Ellen Perry, Elizabeth Shay, Ginny Wolpin); Noes (None); Abstain (Dazzie Lane).

Motion # 2: The Transportation Advisory Board (TAB) recommends to the Board of Aldermen that a traffic impact study be prepared for the project.

Moved: Ginny Wolpin; Second: Andreas Hay; VOTE: Ayes (Debby Freed, Andreas Hay, Ellen Perry, Elizabeth Shay, Ginny Wolpin); Noes (None); Abstain (Dazzie Lane).

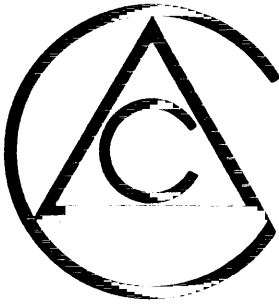
Motion # 3: The Transportation Advisory Board (TAB) recommends that the number of bike racks in the project be doubled.

Moved: Elizabeth Shay; Second: Andreas Hay; VOTE: Ayes (Debby Freed, Andreas Hay, Ellen Perry, Elizabeth Shay, Ginny Wolpin); Noes (None); Abstain (Dazzie Lane).

Ellen Perry
TAB Vice-Chair

10 / 18 /02
DATE

Town of Carrboro / Carrboro Appearance Commission / Carrboro, North Carolina 27510



THURSDAY, OCTOBER 17, 2002

TWIN MAGNOLIAS CONDOMINIUMS CONDITIONAL USE PERMIT

Via the Committee as a Whole, the Appearance Commission Advisory Board recommended approval of the project with staff's recommendations, subject to the following finding and additional recommendation:

- 1) That the Commission finds that the architectural elements of the Twin Magnolias Condominiums project, including the bonus units, are compatible with the Village Mixed Use and Affordable Housing Standards document. Even though the vernacular standards call for porches that span 80% of the front façade, the Appearance Commission realizes that the limited front-to-back distance for this project will not allow for such an amenity. The second-tier standards, if and when they are adopted, only require an obvious front entrance with a sheltered front door, which the Twin Magnolias designers have provided throughout. The affordable units appear to meet the same standards that the more expensive ones do; and
- 2) That the developer extend the fence along the western property line to approximately the southern property line of the adjacent property at 207 Laurel Avenue.

VOTING:

AYES: 3 (Wendy Wenck, Richard Taylor, and Tom Wiltberger)

NOES: 0

Marty Perry (for chair)
Appearance Commission Chair

10-18-2
Date

TOWN OF CARRBORO
ENVIRONMENTAL ADVISORY BOARD



Meeting on October 17, 2002
at the Carrboro Town Hall
Carrboro, North Carolina

RECOMMENDATION

Twin Magnolias - CUP

Motion was made by Merrillie Brown, and seconded by Rickie White, that the Environmental Advisory Board recommends that the Board of Aldermen approve the request for the Conditional Use Permit to allow the development of the Twin Magnolias Condominiums project as proposed, to be located at 107 Jones Ferry Road, subject to the following conditions:

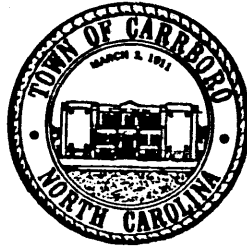
1. Adherence to conditions recommended in the staff report.
2. Request that condition be added that developer plant a new, replacement black walnut tree if the existing specimen black walnut tree cannot be saved.

VOTE: AYES (3) (Brown, Gore, White); NOES (0); ABSENT/EXCUSED (3) (Burwell, Gallagher, Mathews).

Glynis M. Gore, Chair

(date)

TOWN OF CARRBORO



CONDITIONAL OR SPECIAL USE PERMIT WORKSHEET

I. COMPLETENESS OF APPLICATION

- ☐ The application is complete
☐ The application is incomplete

II. COMPLIANCE WITH THE ORDINANCE REQUIREMENTS

- ☐ The application complies with all applicable requirements of the Land Use Ordinance
☐ The application is not in compliance with all applicable requirements of the Land Use Ordinance for the following reasons:

III. CONSIDERATION OF PROPOSED CONDITIONS

If the application is granted, the permit shall be issued subject to the following conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be submitted to the Development Review Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.
2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.

IV. GRANTING THE APPLICATION

- ☐ The application is granted, subject to the conditions agreed upon under Section III of this worksheet.

V. DENYING THE APPLICATION

- ☐ The application is denied because it is incomplete for the reasons set forth above in Section 1.
- ☐ The application is denied because it fails to comply with the Ordinance requirements set forth above in Section II.
- ☐ The application is denied because, if completed as proposed, the development more probably than not:

1. Will materially endanger the public health or safety for the following reasons:

2. Will substantially injure the value of adjoining or abutting property for the following reasons:

3. Will not be in harmony with the area in which it is to be located for the following reasons:

4. Will not be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Board of Aldermen for the following reasons:
