

BOARD OF ALDERMEN

ITEM NO.: B(8)

AGENDA ITEM ABSTRACT

MEETING DATE: FEBRUARY 3, 2004

TITLE: REQUEST TO SET A PUBLIC HEARING FOR THE CORPORATE OFFICE ADDITION TO THE CARRBORO COMMUNITY HEALTH CENTER CONDITIONAL USE PERMIT MINOR MODIFICATION REQUEST

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <input type="checkbox"/> No <input checked="" type="checkbox"/>
ATTACHMENTS: A. RESOLUTION SETTING THE PUBLIC HEARING B. VICINITY MAP	FOR INFORMATION CONTACT: MARTY ROUPE, 918-7333

PURPOSE

Michael Hammersly, on behalf of Piedmont Health Services Incorporated, has submitted an application for a minor modification to an existing Conditional Use Permit (CUP) to allow the addition of a corporate office to the existing building located at 401 Lloyd Street. Pursuant to Section 15-64(b) of the Town of Carrboro Land Use Ordinance, a minor modification to a CUP is permissible with the approval of the permit-issuing authority (Board of Aldermen). On September 16, 2003, the Board of Aldermen directed staff to call a public hearing when the project was to come before the Board for review. The Administration recommends that the Board set a public hearing for February 24, 2004 for consideration of the conditional use permit minor modification request.

INFORMATION

The CUP for the Carrboro Community Health Center was originally issued on September 1, 1992. The application currently before the Board involves an addition to the existing building on the site. The 'future building addition' was referenced on the original CUP plans for the project, but no detailed site plan work was completed at that time for this portion of the project. If approved, the minor modification would allow the addition of a one-story, 5,998 square foot office building, which would be used as corporate office space (Use 3.220). Approval of the minor modification request also would allow the construction of associated site including additional parking spaces. The existing building on the site is a community health center, and is located south and east of railroad right-of-way, west of Lloyd Street and Fowler Street, and north of Main Street (**see Attachment B**). A detailed staff report analyzing the proposed project will be provided at the public hearing.

RECOMMENDATION

The Administration recommends that the Board adopt the attached resolution that sets a public hearing for February 24, 2004 for consideration of the conditional use permit minor modification request.