

# BOARD OF ALDERMEN

ITEM NO.: B(4)

## AGENDA ITEM ABSTRACT

MEETING DATE: FEBRUARY 24, 2004

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

<b>DEPARTMENT: PLANNING DEPARTMENT</b>	<b>PUBLIC HEARING: Yes __ No <u>X</u></b>
<b>ATTACHMENTS:</b> <b>A. RESOLUTION SETTING THE PUBLIC HEARING</b> <b>B. VICINITY MAP</b>	<b>FOR INFORMATION CONTACT:</b> <b>MARTY ROUPE, 918-7333</b>

### 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 expedite the review of the application and to call a public hearing when the project was to come before the Board for review. Because of the Board's request for expedition, staff is recommending that a public hearing be held on a night now normally reserved for worksessions. Specifically, the Administration recommends that the Board set a public hearing for March 9, 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.

### Update:

On February 3, 2004, with the expectation that the review of the project would be complete in a short amount of time, the Board set a public hearing for February 24, 2004 for consideration of the conditional use permit minor modification request. However, the applicant to date has not fully addressed all review comments and the Administration is not prepared to state that the project fully complies with the requirements of the Land Use Ordinance.

Since the Administration recognized that the project would not be ready in advance of February 24, 2004, no advertisements were published in the newspaper nor were any notification letters sent regarding the public hearing. The review process is continuing and the project is now expected to be complete in time for the March 9, 2004 meeting.

**RECOMMENDATION**

The Administration recommends that the Board adopt the attached resolution that sets a public hearing for March 9, 2004 for consideration of the conditional use permit minor modification request.