

BOARD OF ALDERMEN

ITEM NO.: **B(3)**

AGENDA ITEM ABSTRACT

MEETING DATE: NOVEMBER 9, 2004

TITLE: A REQUEST TO SET A PUBLIC HEARING ON MORNINGSTAR MINI STORAGE FACILITY CONDITIONAL USE PERMIT

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

PURPOSE

Mr. David Blevins, with Development Engineering, representing the property owner, has submitted an application for a Conditional Use Permit (CUP) to allow construction of a one-story mini-storage facility (Use 10.210) at 321 NC Highway 54, where a three-story building was previously approved. The request consists of a reduction in the overall square footage permitted on the site from 163,363 square feet to 70,950 square feet. The Board of Aldermen must hold a public hearing to receive input before reaching a decision on a conditional use permit application. The Town Staff recommends that the Board set a public hearing for December 7, 2004, for consideration of the conditional use permit request.

INFORMATION

All portions of the previously approved Morningstar Mini-Storage project have been built with the exception of a three-story climate controlled building and portions of the stormwater quality devices. The applicant did not seek a building permit in accordance with the phasing schedule originally approved for the project and, hence, the right to build the project expired under the provisions of Section 15-62 of the Town of Carrboro Land Use Ordinance. The property owner recently approached staff seeking permission to build a one-story storage facility instead of the previously approved three-story facility. In order to receive permission to build, the property owner must receive a new conditional use permit. No other changes are proposed at this time. Additional information will be provided at the public hearing.

RECOMMENDATION

The Town Staff recommends that the Board adopt the attached resolution that sets a public hearing for December 7, 2004 for consideration of the conditional use permit request.