

ATTACHMENT A

A RESOLUTION APPROVING THE MINOR MODIFICATION TO THE TWIN MAGNOLIAS CONDITIONAL USE PERMIT

Resolution No. 174/2004-05

WHEREAS, the Carrboro Board of Aldermen approved a Conditional Use Permit for a condominium development at 107 Jones Ferry Road on November 12, 2002; and

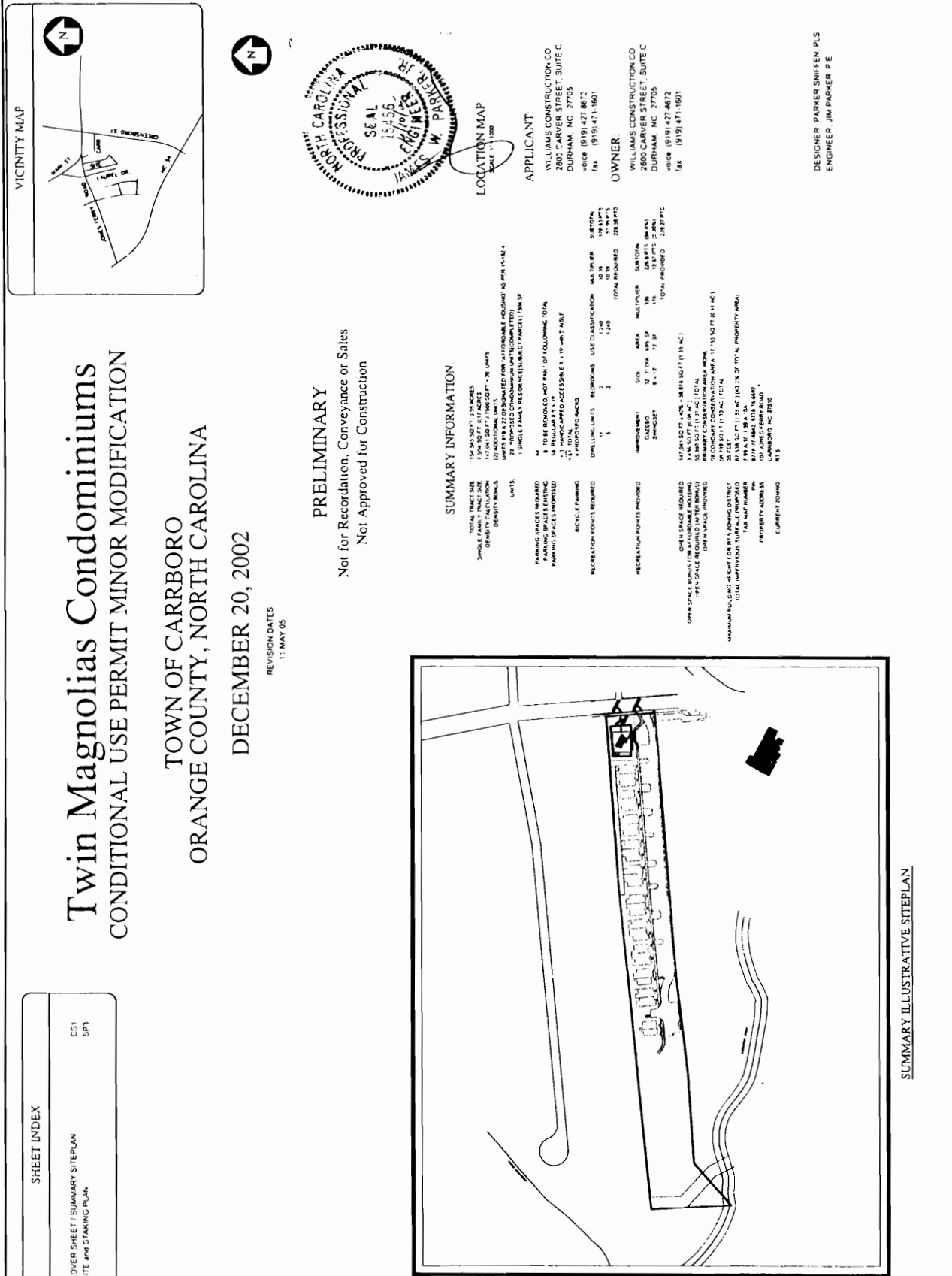
WHEREAS, the Town of Carrboro Land Use Ordinance requires that any substantial change shall constitute a minor modification to the original Conditional Use Permit; and

WHEREAS, the Board of Aldermen finds that the applicant has satisfied the requirements related to minor modifications as contained in the Land Use Ordinance.

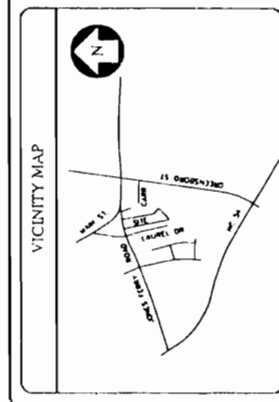
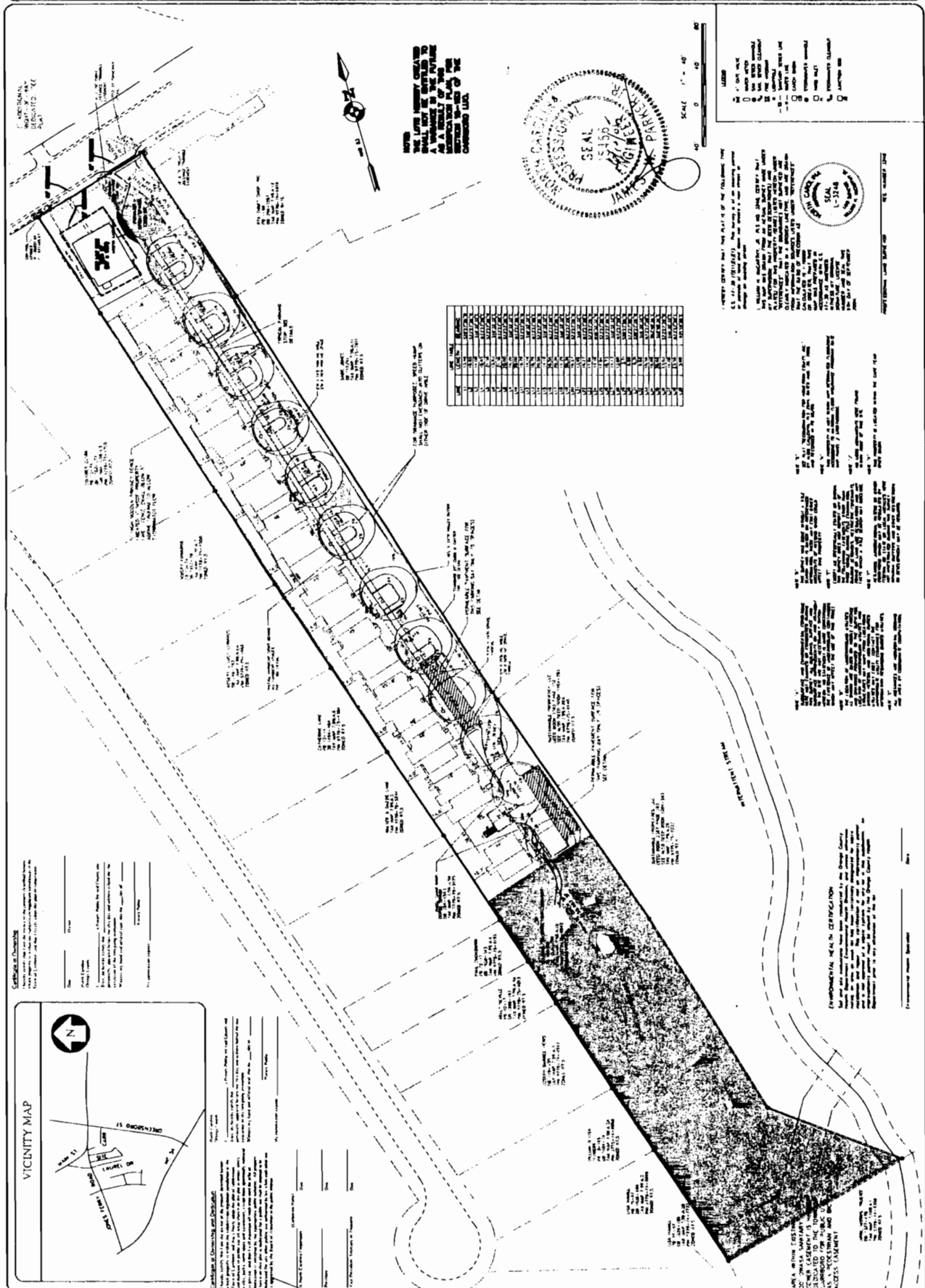
NOW, THEREFORE BE IT RESOLVED that the Carrboro Board of Aldermen hereby approve the Minor Modification to the Twin Magnolias Conditional Use Permit. Approval allows the existing single-family residence to be subdivided from the twenty-two (22) "newly" built condominiums. The resolution is hereby approved, subject to the following condition:

- That a shared access and maintenance easement agreement be recorded with the Orange County Register of Deeds at the same time as the minor subdivision plat. The agreement shall clearly allow residents and guests of the condominiums to traverse the portion of sidewalk contained on the newly-created single-family lot. It also must clearly specify arrangements for maintenance.

SUMMARY ILLUSTRATIVE SITEPLAN



PROJECT NO. 1738202 ISSUED 04/10/2018	
asbuilt	
TWIN MAGNOLIAS TOWN OF CARBORON CHANCE COUNTY, NC	
MINOR MODIFICATION CONDITIONAL USE PERMIT	
CONSULTING ENGINEER SUMMIT 1000 Corporate Dr., Suite 101 Charlotte, NC 28203 Phone: (704) 733-0883 Fax: (704) 733-0678	
OWNER TOWN OF CARBORON 110 E. Main Street Charlotte, NC 28203	
DATE 04/10/2018	
BY [Signature]	
FOR [Signature]	



CERTIFICATE OF CORRECTION AND REVISION

This certificate is to certify that the plans have been corrected and revised as shown on the attached sheets. The corrections and revisions are as follows:

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ENVIRONMENTAL SENSITIVE AREA CERTIFICATION

This area is a sensitive area as defined by the State of North Carolina. The area is located within the [Area Name] and is subject to the following restrictions:

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AREA WITHIN EXISTING [Area Name]

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ACCESS STATEMENT

This statement is to certify that the area is accessible to the public and is subject to the following restrictions:

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April 13, 2005

Steven Stewart
Town Manager
Town of Carrboro
301 W. Main Street
Carrboro, NC 27510

RE: Disassociation of William Strayhorn home at 107 Jones Ferry Rd from TMC CUP

Dear Steve:

I write concerning the Historic William Strayhorn home at 107 Jones Ferry Road. Currently it is legally designated as one of the condominiums at Twin Magnolias, sharing the common space and assigned 2 parking spaces like the rest of the condos. Prior to CUP it was a stand alone residential home.

The problem is it is not a condo. It is a historic structure on a main street in downtown Carrboro. The home was built circa 1915 and in its day ranked as one of Carrboro's more fashionable bungalows. It was built by Charles Craige for Margie and William Strayhorn one year before the Town of Venable was renamed for mill owner Julius S. Carr. Former slave Toney Strayhorn gathered his resources to help his son William build a home on the edge of the family property off Jones Ferry Rd.

Today 107 Jones Ferry Rd. stands as a testament to the craftsmanship and style commonly constructed throughout the nation during the first quarter of the 20th century. Carrboro's Appearance Commission labels this house "historically significant" and holds it up as a prime example of the rich architectural history Carrboro says it wants to preserve.

It is currently owned by Rick Williams, developer and builder of Twin Magnolias. It is considered one of the 23 condominiums of Twin Magnolias since the land on which it sits was not separated when purchased. Terra Nova Global Properties has been trying to sell the home for months. The feedback from everyone looking at the house as a residence wants to own the front yard and western driveway. *A historic home should not be classified as a condo nor should its owners, typically historical preservation aficionados, not be allowed to landscape their yard to reflect the character of the historic home.* This is the consistent comment we receive. We have also had many requests from

local business owners, such as architects that want to preserve the home and use it as an office, but zoning will not permit that use in spite of the fact that the home is located next door to the PTA Thrift Shop and across from Chapel Hill Tire.

Simply put, our hands are tied. We are frustrated and concerned about the fate of this historic home. We believe that a town committed to the preservation of its history as noted by its own Appearance Commission should join us in partnership to figure out a way to enable the William Strayhorn house to rightfully stand on its own.

At additional expense, Mr. Williams enlisted the assistance and expertise of Summit Engineers to come up with a reasonable solution without which this historic landmark will slowly decay and become a sad commentary on how we value our history. We offer the following proposal.

Looking at the entire property, the engineers suggest removing the existing Strayhorn house site totaling 7,200 SF (0.165 acres). This removes 2721 SF from the open space.

Twin Magnolias total site area (once house site is removed) is 147,345 SF (3.38 acres). The Open Space requirement is 58,938 SF (1.35 acres = 40% of total site). We receive an Open Space Affordable Housing Bonus Credit of 3,456 SF (0.08 acres). The total Open Space required is 55,482 (1.27 acres). The proposed Open Space = 56,447 SF (1.30 acres).

In sum, if we are permitted to remove the Strayhorn house site from the overall Twin Magnolias site we will then provide more Open Space at Twin Magnolias than is required. More importantly we will be able to market the property as an individual historic home on its own piece of land. We can provide more parking than the 2 currently allocated spaces that a 5 bedroom home requires by permitting parking in the existing driveway to the West of the home. We can also relinquish the 2 spaces currently assigned on the Twins property, if necessary. Our goal is to see the home purchased and cared for in a manner that its history and place in history deserve. It would be a plus to enable the use extended to include offices since it is in downtown adjacent to other businesses. It would make a lovely gallery or architect's office as well.

We respectfully request that you consider this request and find a way to honor it and Carrboro's past. Attached is the site drawing that provides the details of our proposal.

Yours truly,

Mariana Fiorentino

cc: Marty Roupe, Zoning Director
James Harris, Economic Development Officer