

BOARD OF ALDERMEN

ITEM NO. A(2)

AGENDA ITEM ABSTRACT

MEETING DATE: SEPTEMBER 25, 2007

SUBJECT: Public Hearing on the Conditional Use Permit Request for the Commercial Development Proposed for 609 Highway 54 West

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: Yes <u>X</u> No <u> </u>
ATTACHMENTS: A. PROJECT PLANS B. STAFF REPORT C. LAND USE PERMIT APPLICATION D. TRIP GENERATION SHEET FROM APPLICANT E. INFORMATION RELATED TO NEIGHBORHOOD MEETING F. INFORMATION RELATED TO STORAGE OF HAZARDOUS MATERIALS G. LETTER FROM OWASA H. LIST OF STAFF AND ADVISORY BOARD RECOMMENDATIONS I. ADVISORY BOARD RECOMMENDATIONS J. CONDITIONAL USE PERMIT WORKSHEET	FOR INFORMATION CONTACT: JAMES THOMAS, 918-7335

PURPOSE

W3W, LLC is requesting a Conditional Use Permit for two commercial buildings at 609 Hwy. 54 West. The first building is an existing one-story masonry building that is 3,200 square feet in size. The second building will be 3,000 square feet prefab metal-type building.

INFORMATION

W3W, LLC is requesting a Conditional Use Permit for the property located at 609 Highway 54 West, further identified as Orange County Tax Number 7.113.B.22 and located within Carrboro's Extraterritorial Planning area. The existing vacant one-story masonry type building that is 3,200 square feet will be renovated and the second building is a metal type prefabricated building will be 3,000 square feet in size. This building will be constructed as Phase II.

The proposed uses will consist of the following: #3.120- office, #2.120- low volume retail, #2.130- wholesale sales, #2.220- retail with low volume traffic, #2.230- wholesale sales, #3.220- operation to attract little traffic. A detailed staff report analyzing the proposed project is attached – **see Attachment B.**

RECOMMENDATION

Town Staff recommends that the Board of Aldermen consider the project, decide whether to support and/or modify any of staff's recommendations as related to the Conditional Use Permit application for

construction of commercial development at 609 Highway 54 West, subject to the following recommendations/conditions:

1. That the applicant must obtain a driveway permit from NCDOT prior to construction plan approval.
2. That the Appearance Commission review the proposed pre-fabricated building prior to a building permit being issued for its construction.
3. That the applicant shall provide to the Zoning Division, prior to the release of the Certificate of Occupancy or before the release of a bond if some features are not yet in place at the time of wishing to obtain the Certificate of Occupancy, mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be DXF format and shall include a base map of the whole project and all separate plan sheets. As build DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
4. That prior to Construction Plan approval, an engineer certify that the impervious surface of the proposed development does not surpass twenty-four (24) percent.