

BOARD OF ALDERMEN

ITEM NO. D(1)

AGENDA ITEM ABSTRACT

MEETING DATE: DECEMBER 2, 2008

**SUBJECT: A REVIEW OF AFFORDABLE HOUSING FOR THE VERIDIA REDEVELOPMENT
CONDITIONAL USE PERMIT PROJECT.**

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <input type="checkbox"/> No <input checked="" type="checkbox"/>
ATTACHMENTS: A. VICINITY MAP B. EXISTING CONDITIONS AND CONCEPTUAL SITE PLAN C. SECTION 15-54.1 OF THE LUO D. LETTER FROM MR. GEORGE OVERHOLT	FOR INFORMATION CONTACT: GEORGE TRIP OVERHOLT, PROSPECTIVE PROJECT APPLICANT, 260-8747 MARTY ROUPE, 918-7333

PURPOSE

Because the possible Veridia redevelopment Conditional Use Permit project does not propose to reserve 15% of its units as affordable, Section 15-54.1 of the Land Use Ordinance requires that the applicant participate in an Affordable Housing Review Meeting with the Board of Aldermen before project review may begin. At this time, the Board of Aldermen is asked to review the affordable housing component of the possible Veridia redevelopment project.

INFORMATION

Over the last several months, staff and Mr. George Overholt have been discussing the possible replacement of mobile homes and redevelopment of the existing Pine Grove mobile home park located at 810 Old Fayetteville Road. The property is located along the eastern side of Old Fayetteville Road (**Attachment A**).

The Town of Carrboro Zoning Division has not yet received a formal application for the project, but has received a concept plan which will be reviewed by several of the Town's Advisory Boards on December 4, 2008 (**Attachment B**). The forthcoming CUP application results from numerous discussions between staff and Mr. Overholt wherein it ultimately was determined that Mr. Overholt has a right—without seeking a CUP—to simply replace the existing 39 mobile home units with site built homes so long as the size of new homes does not exceed 1,350 square feet (i.e.: the average size of mobile homes currently on site), no other substantive changes occur on the site, the extent of nonconformities is not increased, etc. It was further determined that if any substantive site changes were proposed or desired, that it would be necessary to seek approval of a CUP (based on the number of units) so that an appropriate reviewing authority could consider the appropriateness of any such changes.

The full application and site plan are not yet complete, but it is clear that Mr. Overholt is seeking permission for at least one substantive site change that involves creating a new access road around the perimeter of the site to better serve the new homes he desires to build. Since this change makes it necessary to seek a CUP, the provisions of LUO Section 15-54.1 are applicable (**Attachment C**). Mr.

Overholt has stated that he does not find it possible to include 15% affordable housing in the redevelopment project, hence tonight's meeting (**Attachment D**).

Of note, the affordable housing density bonus provisions of LUO Section 15-182.4 do not necessarily apply to this project, since the property has a prescribed maximum density of 39 units. This density exceeds what is allowed by the current zoning designation of Residential—20 (R-20), and was formally established by Orange County Superior Court in 1970 as a result of a case between the Town of Carrboro and former property owner, Mr. Moody.

RECOMMENDATION

Staff recommends that the Board participate in the Affordable Housing Review as pertaining to the possible Veridia redevelopment project.