



Griffith's Landing



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TOWN OF CARRBORO
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Printed Mar 19, 2010

ATTACHMENT B



DEAN R. EDWARDS
VICE PRESIDENT

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Mayor Mark Chilton & the Board of Aldermen
Town of Carrboro
Town Hall, 301 W. Main Street
Carrboro, NC 27510

Re: Griffith's Landing (f/k/a Arbors at Winmore)

Mr. Mayor and Board Members:

Please accept this letter as an expression of appreciation for the time and effort put forth by all of the Board of Aldermen and the Town staff in helping to produce affordable housing in Carrboro. As developers for Griffith's landing, we have made every effort to incorporate into our product, all comments and suggestions given by the various committees and departments involved in the review process.

We are now reaching a critical point in our efforts to move forward with the construction of this affordable community. Economic conditions have limited our funding choices and we are fortunate that our lead bank, Bank of America, has stepped forward to invest in the tax credits awarded to the project. However, this funding will expire soon, and, while we are seemingly on track to receive approval by the Town within the next few weeks, the bank will still require construction permits to be issued before funding can occur. Since there remains only a final Public Hearing scheduled for March 24th, we would like to request that the board consider, giving final approval to the site plan for Griffith's Landing immediately after the conclusion of the Public Hearing on that date. This would, of course be contingent upon a positive result of the Public Hearing itself which we anticipate.

The approval of the site plan at this meeting date will give us the opportunity to get through final construction permit review and to address any questions that might arise before permits are issued. Since our funding expires at the end of May, we are anxious to close on the loans and equity necessary, and begin construction immediately after.

Again, thank you for your time and efforts in making the development of affordable housing a reality.

Sincerely,

Dean R. Edwards
Vice President
Crosland LLC

A RESOLUTION APPROVING A MINOR MODIFICATION TO THE WINMORE VILLAGE
MIXED USE CONDITIONAL USE PERMIT PROJECT AT 1400 HOMESTEAD ROAD FOR
THE GRIFFITH'S LANDING PROJECT ON SOUTH CAMELIA STREET
Resolution No. 90/2008-09

WHEREAS, the Carrboro Board of Aldermen approved a Conditional Use Permit for the Winmore Village Mixed Use Project at 1400 Homestead Road on June 10, 2003; and

WHEREAS, the Town of Carrboro desires to see developments constructed in the Town's jurisdiction with affordable housing included and Griffith's Landing will in fact provide such housing; and

WHEREAS, Town Staff has determined that this request constitutes a Minor Modification to the Conditional Use Permit; and

WHEREAS, the applicant has met the criteria in the Town's Land Use Ordinance related to Minor Modifications.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Minor Modification to the Winmore Village Mixed Use Conditional Use Permit is hereby approved, subject to the following stipulations:

That the following additional CUP conditions are hereby added:

- That prior to construction plan approval, the Town Attorney must receive and approve information regarding the continued affordability of all dwelling units sufficient to ensure adherence to the provisions of LUO Section 15-182.4. Details regarding continued affordability must be specified in the Owner's Association documents per the provisions of Section 15-182.4 of the Land Use Ordinance.
- That prior to construction plan approval, the name of the project must be approved by the Town's GIS Specialist.
- That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built 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.
- That the developer shall include detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each unit in the development, (including cisterns, bio-retention areas, swales, check dams, and irrigation pond), performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for

approval prior to construction plan approval. Upon approval, the plans shall be included in the owners' association documentation.

- That fire flow calculations and building-sprinkler design (as required) must be submitted and approved by the Town Engineer and Town Fire Department prior to building permit approval.
- That the applicant must obtain all necessary temporary construction easements and permanent easements related to the project before construction plan approval, and that all easements shall be labeled appropriately on the construction plans and, for permanent easements, on the final plat.

This the 24th day of March 2009.