



# Town of Carrboro

Town Hall  
301 W. Main St.  
Carrboro, NC 27510

## Legislation Details (With Text)

**File #:** 13-0058      **Version:** 1      **Name:**  
**Type:** Abstract/Resolution      **Status:** Other Matters  
**File created:** 3/1/2013      **In control:** Board of Aldermen  
**On agenda:** 3/5/2013      **Final action:**  
**Title:** Request to Set Public Hearing For Major Modification to the Claremont South Planned Unit Development Conditional Use Permit

**PURPOSE:** Parker Louis, LLC has submitted an application for a Major Modification to the Claremont South Planned Unit Development Conditional Use Permit for the properties addressed as 1001 Homestead Road. Prior to reaching a decision on these requests, the Board of Aldermen must receive public input. A resolution setting a public hearing is provided, if the Board chooses to set the hearing at this time.

### Indexes:

### Code sections:

**Attachments:** [A RESOLUTION CALLING A PUBLIC HEARING ON A MAJOR MODIFICATION TO THE VicinityMapClaremontSouth.pdf](#)

Date	Ver.	Action By	Action	Result
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### TITLE:

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Body

### DEPARTMENT: Planning

### CONTACT INFORMATION: James Thomas, 918-7335

**INFORMATION:** The two properties included in the request are currently a Planned Unit Development district that is zoned a combination of R-10 Residential Zoning District and B-3 Neighborhood Business Zoning District. The properties are identified respectively by Orange County parcel identification numbers 9778-86-2555 and 9779-37-0343. For vicinity map, see Attachment B.

The Major Modification to the Claremont South Planned Unit Development Conditional Use Permit is for the eastern portion of the thirty-eight (38) acres and the applicant is proposing the following uses within this portion of the property: 1.) two story commercial building that will be 15,200sf in size 2.) two-story school 3.) eighty-four (84) apartments within four (4) three story buildings. The Major Modification increases by 1.36 acres the amount of land available for commercial use, i.e. B-3 Neighborhood Business Zoning uses.

NCDOT review comments:

Development review for the project is largely complete at this time, and staff has concluded that the property itself, as currently designed, complies with the Land Use Ordinance (LUO) subject to conditions that will be presented for consideration during the public hearing. However, it is necessary to note that staff is still awaiting the arrival of comments from NCDOT. Because a school is proposed, multiple parties at NCDOT needed to review the application materials and comment. Ultimately, the 'final' comments will be received from District Engineer, Chuck Edwards. As of now, Mr. Edwards (and possibly others at NCDOT) is still considering the application. No firm date for completion of the review is known at this time.

For most development projects, NCDOT's review comments are limited in scope to particular issues or required improvements to land within NCDOT's rights of way. For this project, however, it is known that NCDOT is at least considering requiring a second roadway connection to Homestead Road. Such a connection would involve substantive site design changes, which would need to undergo additional review to determine LUO compliance. That said the applicant is comfortable suggesting that NCDOT ultimately will not require such a connection, and therefore desired to move forward at this time.

Accordingly, staff is preparing to present the project at the Joint Advisory Board Review meeting on Thursday, March 7. If NCDOT's comments are received prior to that meeting date, then the information will be shared with all parties. If they are not, then staff anticipates that the Board will want to ensure that all reviewing boards be provided with sufficient time to review the information once it is received. For the advisory boards, this may involve either delaying presentation of the project or anticipating that they would continue consideration of the application to a future meeting. For the Board, staff would suggest that either the public hearing be continued to a date certain in the future, or at the very least that a decision on the request be withheld until the comments are received and considered. The Board also may choose to not set the public hearing at this time.

**FISCAL & STAFF IMPACT:** The petitioner and applicant has submitted fees and materials for review and processing of these requests, which include public hearing notice and advisory evaluation.

**RECOMMENDATION:** Town staff requests that the Board consider the attached resolution, which if adopted would set a public hearing date of March 21, 2013.