

Prepared by: Robert G. Wilson, Town of Chapel Hill Planning Department
 Return to: Freedom House Recovery Center, 1477 Airport Road,
 Chapel Hill, NC 27514

61
TOWN OF CHAPEL HILL

306 NORTH COLUMBIA STREET
 CHAPEL HILL, NORTH CAROLINA 27516
 Telephone (919) 968-2728

ORANGE COUNTY

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NORTH CAROLINA

SPECIAL USE PERMIT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned property owner Freedom House Recovery Center, having applied to the Town of Chapel Hill for a Special Use Permit for the use and development of the property hereinafter described, the same was issued by the Town of Chapel Hill on October 13, 1997, the terms of which are as follows:

NAME OF PROJECT: Freedom House Recovery Center

NAME OF DEVELOPER: Patricia Hussey

DESCRIPTION OF PREMISE

LOCATION: West side of NC Highway 86, at West Stateside Drive

TAX MAP REFERENCE: Chapel Hill Township Tax Map 24, Lot 21

9880-22-3617A&B

DESCRIPTION OF DEVELOPMENT

NET LAND AREA: 158,100 sq. ft.

OPEN SPACE: 160,868 sq. ft.

FLOOR AREA: 14,602 sq. ft.

LIVABILITY SPACE: 144,198 sq. ft.

NUMBER OF PARKING SPACES: 33 new paved parking spaces

SPECIAL TERMS AND CONDITIONS

Development according to the Site Plan, dated December 28, 1996, on file in the Chapel Hill Planning Department, and according to the special terms and conditions set forth below:

Stipulations Specific to the Development

1. That construction begin by October 13, 1999 and be completed by October 13, 2000.
2. Land Use Intensity: This Special Use Permit approves residential services for up to 44 individuals with a total Floor Area of 14,602 square feet; Open Space of 160,868 square feet; and Livability Space of 144,198 square feet.
3. Site Access: That the applicant (a) eliminate the existing Airport Road driveway and provide access to the site from West Stateside Drive, at such time when West Stateside Drive has been constructed from Airport Road to the western Freedom House driveway as a 27-foot cross-section roadway with curb and gutter, plus a five foot concrete sidewalk across Freedom House's property frontage; or that the applicant (b) use the existing Airport Road driveway and that the existing gravel driveway apron be widened to 24 feet and paved to Town standards. Under scenario (b) the existing gravel parking lot would remain gravel and at such time when West Stateside Drive is constructed, the Airport Road driveway connection would be eliminated and a driveway from West Stateside Drive would become the single point of access to the site.
4. Sidewalks: That a concrete sidewalk be constructed from West Stateside Drive to the new buildings on the western portion of the site.
5. Width of Project Roadway: That the West Stateside Drive driveway/entrance road to the three new buildings will have a width of 24 feet.
6. Fence: That a fence be constructed along the adjacent property lines between the Freedom House development and the neighboring southeastern property owner. The fence should be constructed along the property lines that are identified in buffer areas F and G.

FILED
 23 JAN 1998, at 09:46:36am
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 Betty June Hayes,
 Register of Deeds,
 Orange County, N. C.

Required Improvements

7. **Right-of-Way Improvement:** That the applicant dedicate 1/4 of a 135 foot right-of-way along the entire length of the property that fronts Airport Road prior to issuance of a Zoning Compliance Permit, unless the North Carolina Department of Transportation (NCDOT) has already acquired this right-of-way.

Stipulations Related to State and Federal Government Approvals

8. **Approval of Encroachment Agreements:** That any required State permits or encroachment agreements be approved and copies of the approved permits and agreements be submitted to the Town of Chapel Hill prior to the issuance of a Zoning Compliance Permit.

Stipulations Related to Landscape Elements

9. **Landscape Plan Approval:** That a detailed Landscape Plan, Landscape Maintenance Plan, and Lighting Plan be approved by the Appearance Commission prior to issuance of a Zoning Compliance Permit.
10. **Landscape Protection Plan:** That a Landscape Protection Plan be approved by the Town Manager prior to issuance of a Zoning Compliance Permit and that the Plan show the critical root zones of the significant trees on the site.
11. **Landscape Buffers:** That the following landscape buffers be provided:

Buffer Area	Required Buffer Type	Alternate Buffer Proposed
A	"A" Type	
B	"C" Type	
C	"C" Type	
D	"D" Type	Yes
E	"D" Type	Yes
F	"C" Type	Yes
G	"C" Type	

If alternative buffers are proposed along any property line, or portion thereof, the Appearance Commission must review and approve the alternative buffer plans prior to the issuance of a Zoning Compliance Permit.

12. **Buffer Plantings:** Existing vegetation may be used to wholly or partially fulfill the buffer planting requirements. The Town Manager shall determine the extent to which existing vegetation may count towards the requirements.

Stipulations Related to Building Elevations

13. **Building Elevation Approval:** That detailed building elevations be approved by the Appearance Commission prior to issuance of a Zoning Compliance Permit.
14. **Fire Flow:** That a fire flow report prepared by a registered professional engineer, showing that flows meet the minimum requirements of the Design Manual, be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
15. **Fire Hydrants:** That two triple fire hydrants be installed off 8-inch water lines to serve the site. One hydrant shall be located approximately 200 feet west of the center line of Airport Road; and the second hydrant shall be located approximately 700 feet west of the center line of Airport Road, subject to Town Manager approval.
16. **Utility/Lighting Plan Approval:** That the final utility/lighting plan be approved by Orange Water and Sewer Authority, Duke Power, Public Service Company, BellSouth, TimeWarner Cable, and the Town Manager before issuance of a Zoning Compliance Permit.

Miscellaneous Stipulations

17. **Solid Waste Management Plan:** That a detailed solid waste management plan, including a recycling plan and a plan for managing and minimizing construction debris, be approved by the Town Manager prior to the issuance of a Zoning Compliance Permit.
18. **Detailed Plans:** That final detailed site plan, grading plan, utility/lighting plans, stormwater management plan (with hydraulic calculations), which shows the method(s) of conveying the storm water around the building site, and a landscape plan and landscape management plan be approved by the Town Manager before issuance of a Zoning Compliance Permit, and that such plans conform to the plans approved by this application and demonstrate compliance with all applicable conditions and the design standards of the Development Ordinance and the Design Manual.

- 19. Erosion Control: That a soil erosion and sedimentation control plan be approved by the Orange County Erosion Control Officer and the Town Manager before issuance of a Zoning Compliance Permit.
- 20. Silt Control: That the applicant take appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways.
- 21. Construction Sign Required: That the applicant post a construction sign that lists the property owner's representative, with a telephone number; the contractor's representative, with a telephone number; and a telephone number for regulatory information at the time of issuance of a Zoning Compliance Permit.
- 22. Continued Validity: That continued validity and effectiveness of this approval is expressly conditioned on the continued compliance with the plans and conditions listed above.
- 23. Non-Severability: If any of the above conditions is held to be invalid, approval in its entirety shall be void.

