

SUMMARY OF COMMUNITY DESIGN COMMISSION ACTION

Subject: Family House - Special Use Permit Modification

Meeting Date: September 28, 2005

Recommendation: That the Council adopt Resolution A, included as Attachment 3 to the September 28, 2005 Staff Report, but delete Stipulation #4 (copied below):

Left Turn Lane: Prior to issuance of a Certificate of Occupancy, the applicant shall provide an 11-foot wide center turn lane from the intersection of U.S. 15-501 at Old Mason Farm Road, to the western-most driveway entrance to the site. Furthermore, a 295-foot transition taper shall be extended in an eastern direction from the driveway entrance. The design must be approved by the Town Manager and the North Carolina Department of Transportation prior to issuance of a Zoning Compliance Permit.

1. The Commission agreed that the applicant should not be responsible for roadway improvements associated with existing traffic conditions.
2. Because the proposed project is located along a roadway that includes several additional pending development projects (UNC South Substation Upgrade, NC Botanical Garden) the Commission suggests that the Council require the applicant to provide a reasonable, proportional payment-in-lieu toward the roadway improvements needed for all of these projects.
3. The Commission notes that one roadway improvement construction project along this roadway would be preferable to 3 or 4 independent roadway improvement projects by 314 separate contractors at different times over the next 2 years.

Vote: 8-0

Ayes: Mark Broadwell, George Cianciolo, Chris Culberth, Charlotte Newby, Scott Radway (Chair), Amy Ryan, Jonathan Whitney, Robin Whitsell

Nay: None

Prepared by:

Scott Radway, Chair
Gene Poveromo, Staff

GP for SR