

Attachment 1 1994 Special Use Permit



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Bk: 1283 Pg: 256

BOOK 1283 PAGE 256

Prepared by: Beverly Kawalec, Chapel Hill Planning Department

Return: Pam Jones, Purchasing King St, Hillsborough, N.C. 27278.

TOWN OF CHAPEL HILL

306 NORTH COLUMBIA STREET
CHAPEL HILL, NORTH CAROLINA 27516

9880-00-8527

7.24.42 AGG-
Telephone (919) 968-2700

ORANGE COUNTY

NORTH CAROLINA

SPECIAL USE PERMIT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned property owner(s), Orange County, 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 granted by the Town of Chapel Hill on July 5, 1994, the terms of which are as follows:

NAME OF PROJECT: Orange County Southern Human Services Center

NAME OF DEVELOPER: Orange County

DESCRIPTION OF PREMISE

LOCATION: 2505 Homestead Road

TAX MAP REFERENCE : Chapel Hill Township Tax Map 24, Lot 42

DESCRIPTION OF DEVELOPMENT

GROSS LAND AREA: 1,503,691 sq. ft.

OPEN SPACE: 1,469,491 sq. ft.

NUMBER OF BUILDINGS: 2

LIVABILITY SPACE: 1,355,721 sq. ft.

NUMBER OF DWELLING UNITS: none

RECREATION SPACE: N/A

FLOOR AREA: 35,700 sq. ft.

NUMBER OF PARKING SPACES: 186

SPECIAL TERMS AND CONDITIONS

Development according to the Site Plan dated 2/9/94, revised 5/17/94 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 July 5, 1996 (two years from the date of Council approval) and be completed by July 5, 1997 (three years from the date of Council approval).

Required Improvements

2. Right of Way Dedication: That half of a 90 foot right-of-way be dedicated along the subject property's Homestead Road frontage.
3. Homestead Road Improvement: That Homestead Road be improved along the subject property's frontage to half a 51 foot cross-section with curb and gutter, sidewalk and bike lane.
4. Entry Drive to Town Standards: That the entry drive be built to Town public street standards and be 27 feet back to back and be redesigned to form a T-intersection with an east-west drive built to Town public street standards. This can be accomplished by additional collaboration between Town and County staff as to design, location, and impact on potential future County building sites on the eastern portion of the property.
5. Future Connection to the West: That the applicant make provisions for a future roadway connection to the west (University of North Carolina property). The proposal shall provide at least the minimum required number of parking spaces. This can be accomplished by drawing final plans in such a way that a future roadway to the west is not precluded.
6. Pedestrian Connections: That the applicant make provisions for future pedestrian connections to the east and south, providing that the Homestead Road sidewalk be designed along a meandering path, such that the sidewalk is as far away from the Homestead Road roadway as is reasonably practicable.
7. Sidewalk Access from the West: That the sidewalk from Homestead Road paralleling the driveway provide for pedestrian access from the west side of the driveway.
8. Maintenance of Entrance Drive: That a note be included on the final plans indicating that Orange County will be responsible for maintenance of the entrance drive.

- 9. Parking Spaces Removed: That the thirteen parking spaces along the north side of the main entry drive, as currently proposed, be eliminated.
- 10. Parking Lot to Town Standards: That the internal drive aisles, and parking lot be constructed to Town standard and that any alternate paving used in the parking lot have the same load bearing capacity as the Town's standard pavement design.

Stipulations Related to the Resource Conservation District

- 11. Boundaries: That the boundaries of the Resource Conservation District be shown on the final plat and final plans with a note indicating that "Development shall be restricted within the Resource Conservation District in accordance with the Development Ordinance."
- 12. Variations: That all variations necessary for development within the Resource Conservation District be obtained before application for final plat or final plan approval.

Stipulations Related to State and Federal Governments Approvals

- 13. 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

- 14. 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.
- 15. Landscape Protection Plan: That a Landscape Protection Plan be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.

Stipulations Related to Building Elevations

- 16. Building Elevation Approval: That detailed building elevations be approved by the Appearance Commission prior to issuance of a Zoning Compliance Permit.
- 17. 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.
- 18. Utility/Lighting Plan Approval: That the final utility and lighting plan be approved by Orange Water and Sewer Authority, Duke Power, Public Service Company, Southern Bell, and the Town Manager before issuance of a Zoning Compliance Permit.

Miscellaneous Stipulations

- 19. Solid Waste Management Plan: That a detailed solid waste management plan, including a recycling plan and plan for management of construction debris, be approved by the Town Manager prior to the issuance of a Zoning Compliance Permit.
- 20. Transportation Management Plan: That a Transportation Management Plan be approved by the Town Manager prior to issuance of a Zoning Compliance Permit.
- 21. Detailed Plans: That final detailed site plan, grading plan, utility/lighting plans, storm water management plan (with hydraulic calculations), 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.
- 22. Erosion Control: That a soil erosion and sedimentation control plan be approved by the NC Department of Environment, Health and Natural Resources and the Town Manager before issuance of a Zoning Compliance Permit.
- 23. Silt Control: That the applicant take appropriate measures to prevent and remove the deposit of wet or dry silt on adjacent paved roadways.
- 24. Continued Validity: That continued validity and effectiveness of this approval is expressly conditioned on the continued compliance with the plans and conditions listed above.
- 25. Non-Severability: If any of the above conditions is held to be invalid, approval in its entirety shall be void.

IN WITNESS WHEREOF, the Town of Chapel Hill has caused this instrument to be executed in its name as evidence of the issuance of a permit, and the undersigned being all of the property owners of the property at 700 North... have executed this instrument in evidence of their acceptance of said Special...

ATTEST

[Signature]
Town Clerk
ACCEPTED BY ORANGE COUNTY



[Signature]
Town of Chapel Hill
Acting Town Manager

County Manager
(Seal)

ATTEST

[Signature]
CLERK

Corporate Name
BY
Title

ORANGE COUNTY

NORTH CAROLINA

I, Lisa M. Namente, a Notary Public in and for said County and State do hereby certify that Florentine A. Miller, Town Manager of the Town of Chapel Hill, and Peter M. J. Richardson, Town Clerk, duly sworn says each for himself that he knows the corporate seal of the Town of Chapel Hill and that the seal affixed to the foregoing instrument is the corporate seal of the Town of Chapel Hill, that Florentine A. Miller, Town Manager of said Town of Chapel Hill, and Peter M. J. Richardson, Town Clerk for the Town of Chapel Hill, subscribed their names thereto, that the corporate seal of the Town of Chapel Hill was affixed thereto, all by virtue of a resolution of the Chapel Hill Town Council, and that said instrument is the act and deed of the Town of Chapel Hill.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this the

27th day of July, 1994



[Signature]
Notary Public
My commission expires: 9-23-96

ORANGE COUNTY

NORTH CAROLINA

I, Kathleen C. Baker, a Notary Public in and for said State and County do hereby certify that John M. Link, Jr. owners, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESSED by me, the Notarial Seal, this 23 day of August, 1994



[Signature]
Notary Public
My commission expires: 12/23/98

ORANGE COUNTY

NORTH CAROLINA

THIS 1 day of SEPT, 1994, personally come before me,

Kathleen C. Baker, a Notary Public of Orange County, North Carolina,

Beverly A. Blythe who being by me duly sworn, says that she knows the

common seal of the Orange County, and is acquainted with

John M. Link, Jr., who is MANAGER of said corporation and she,

Beverly A. Blythe, who is CLERK of said corporation, and saw the

MANAGER sign the foregoing instrument and she, the said CLERK, signed her name in attestation of the execution of said instrument in the presence of said MANAGER of said corporation.

WITNESSED by me, the Notarial Seal, this the 1st day of SEPTEMBER, 1994.



[Signature]
Notary Public
My commission expires: 12/23/98

(Not valid until fully executed and recorded)

FILED
01 SEP 1994, at 11:24:35AM
Book 1283, Page 256 - 259
Betty June Hayes,
Register of Deeds,
Orange County, N. C.

BOOK 1283 PAGE 259

NORTH CAROLINA - ORANGE COUNTY

The foregoing certificate(s) of Lisa M. Manente & Halblein C. Baker

~~A Notary~~ (or Notaries) Public of the designated Governmental unit(s) ~~(are)~~ certified to be correct. Filed for registration this the 1st day of September 19 94, at 11:24:35 o'clock, AM
in Record Book 1283 Page 256.

Return: _____

Betty June Hayes, Register of Deeds
By: Beceldine H. Weathers
Assistant/Deputy
Register of Deeds