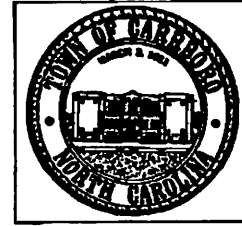


TOWN OF CARRBORO



NEIGHBORHOOD MEETING FORM

TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

DUE TO PROPOSED LAND DISTURBING ACTIVITY TO TAKE PLACE ON PROPERTY LOCATED AT:

904 Homestead, 820 Homestead, 310 Lucas Lane

TO BE CALLED TBD

AND TAX MAP REFERENCED AS 9779 276844
9779 288116

I, Adam Zinn, REPRESENTING 9779 928 4165
Parker Louis, LLC

SUBMIT THIS NEIGHBORHOOD MEETING FORM TO ACKNOWLEDGE THAT:

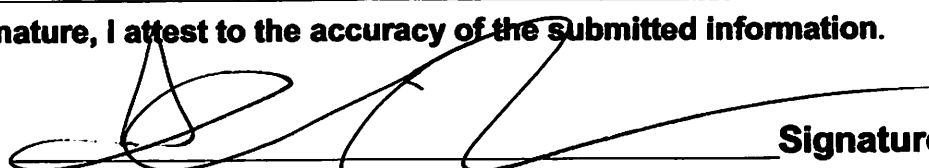
[PLEASE CHECK THE APPROPRIATE BOX BELOW.]

A MEETING WAS HELD WITH THE MEMBERS OF THE NEIGHBORHOOD ON
8/2/2022.

Residents (including Property Owners and Renters), up to 1000 feet of the property, were notified of the neighborhood meeting.

A MEETING WAS NOT HELD WITH THE MEMBERS OF THE NEIGHBORHOOD.

THIS NEIGHBORHOOD MEETING FORM IS RESPECTFULLY SUBMITTED TO THE TOWN STAFF ON THIS 12th DAY OF December, 2022.

By affixing my signature, I attest to the accuracy of the submitted information.

Signature

Neighborhood Information Meeting August 3,2022 on Proposed Rezoning

904 Homestead Rd, 820 Homestead Rd, 310 Lucas Lane

13 nearby residents and/or interested parties attended the NIM meeting.

The attendees' concerns were:

Would the plan (Option A, 70 triplex/duplex units) allow for enough on-site parking (since the units will not have garages)? And how would the aesthetics look?

How would 70 new units impact traffic in Claremont and on Homestead Rd.

That this type of housing didn't match up with the single family housing in the adjoining Claremont neighborhood.

Based on feedback from the attendees' we created a 2nd option (Option B, 42 units combining single family and triplex units).

Option C answers all of their needs by adding garages and an alley to reduce parking concerns, reduces traffic by developing fewer lots and matches housing types with connecting neighborhoods.

**NEIGHBORHOOD INFORMATION MEETING AUGUST 3, 2022 – PROPOSED REZONING FOR
902-904 HOMESTEAD ROAD**

NAME **(PLEASE PRINT)**	ADDRESS, PHONE & EMAIL **(PLEASE PRINT)**
1. April Mills	405 Jewell Drive CH, NC 27516 412 818 6382 april.mills.nc@gmail.com
2. Lyndi Schilling	210 Airlie Dr. CH, NC 27514 lyndischilling@gmail.com
3. Evan Zeitler	212 Lucas Ln Chapel Hill, NC 27514 ezeitler@gmail.com
4. Patrick Jones	819 Homestead Rd 919-869-4291 patrickolinjones@yahoo.com
5. Clara Cottrell	107 stratford rd 984-291-0763 Clara.cottrell@gmail.com
6. Javier Cid	500 S Camellia St 919-943-7226 jcidnc@hotmail.com
7. Kathleen O'Neil	818 Homestead Road 608 3837 Chapel Hill, NC 27516 kathkenoneillepa@gmail.com
8. EDUARDO GARCIA	818 HOMESTEAD RD 919-306-3512 CHAPEL HILL EGARCIA1@NC.RR.COM
9. Mark Snow	413 S Camellia St CH NC 27516 703-622-9575 msnow@me.com
10. Adam Zinn	301 Montclair Way, Chapel Hill, NC 27516
11. Susan Romaine	412 E. Winmore Ave, Chapel Hill NC 27516
12. Yolanda Keller-Bell	217 lucas lane Chapel Hill NC 27516 706-372-1819 YDKFOU@GMAIL.COM
13. Barb Sawyer	207 Wyndham Dr. Chapel Hill 618-974-8122
14.	
15.	
16.	
17.	
18.	
19.	
20.	

Neighborhood Information Meeting proposed rezoning for 902 & 904 Homestead Road

August 3, 2022

Please sign in on sign-in sheet.

Process for Conditional Rezoning

- ✓ Joint Advisory Board courtesy concept plan review – April 7, 2022
- ✓ Applicant submittal – petition, conceptual site plan, draft conditions
- ✓ Agency Review #1 out – awaiting comments
- ✓ Neighborhood Information Meeting
 - Revised Submittal (repeat as needed to ensure compliance)
 - Begin to review/refine conditions (mutually agreeable)
 - Town Council - Request to Set Public Hearing. If public hearing set:
 - Refer to advisory boards
 - Mailed/published notice/post property
 - Town Council Public Hearing (continuation if needed)
 - If rezoning approved, applicant follows with application for Special Use Permit

Conceptual Site Plan

PROPOSED 60' STREAM BUFFER

PROPOSED PROPERTY LINE

STORMWATER CONTROL AREA

WOODED AREA - MIXED

50' PUBLIC RIGHT-OF-WAY

HOMESTEAD ROAD BUFFER 50' MINIMUM

70 DWELLING UNITS

STORMWATER CONTROL AREA

CONDITIONAL ZONING - Notes and Information

The site plan is submitted for review as a conditional use permit. The applicant understands and accepts that approval of this site plan is subject to the approval of the zoning board and is subject to the conditions set forth in the conditional use permit. No other conditions shall apply unless otherwise stated in the conditional use permit.

Current Zoning Designation: R-3 (Residential Single-Family)

Proposed Zoning Designation: R-3 Conditional Use Permit

10% IMPROVEMENT AREA: 17.7 Acres
 10% improvement area shall be 17.7 acres within 7.7 acres / acre.
 Density Calculation Per (a)(2) Section 15-160.3 (no reduction conditions)
 The maximum residential density of this project will be within the 10% improvement area with an average of 70 units per acre.

Multiple impact fees are proposed for water, sewer, stormwater, electric and telephone.

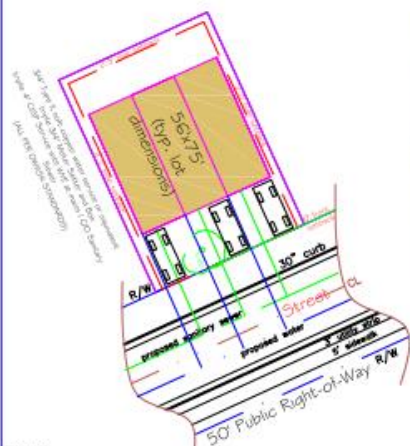
The project shall be designed as an **integrated water management system (IWMIS)** as defined in the **integrated water management system** chapter of the local ordinance. The project shall include a stormwater management plan, including a stormwater management plan, and shall include a stormwater management plan, including a stormwater management plan, and shall include a stormwater management plan, including a stormwater management plan.

Proposed Minimum Building Setbacks

COF: 5' required for front development
Front: 0' (Setbacks and 50' setback)
Side: 0'
Rear: 0' (Setbacks and 50' setback)

Water: Building Setback for underlying zoning:
 Per Town of Carrboro Zoning Ordinance:
 R221 Zoning - 20'
 Secondary Setback - 20'
 Right-of-Way Setback - 30'
 Road Centerline Setback - 50'

The plan provides for a minimum 40' buffer zone and this development proceeds to comply with the **Residential (R) Zoning Ordinance - Article 20 of the Carrboro ZCO**.



RIGHT OF WAY CONSTRUCTION and MINIMUM PAVING SCHEDULE

Utility construction within the public right-of-way, street cross-section, and paving section thickness per Carrboro Town Standard Specifications and Details.

Base Survey Information provided by a survey from Freehold Land Surveys, Inc. Carrboro, North Carolina
 Developer:
 Parker Love, LLC
 301 Montclair Way
 Chapel Hill, NC 27516



CARRBORO HOMESTEAD SUBDIVISION
 PFC 077028715, 077028716, 077028717
 PFC 1420-1011

1/5

3-14-2022
 1" = 60'
 BS&CDP
 3-30-2022

1-22-1011

PRELIMINARY SUBDIVISION PLAN OPTION D

5-8-2024

THE TOWN OF CARRBORO
 ZONING BOARD
 5-8-2024

CARRBORO HOMESTEAD SUBDIVISION

CALL BEFORE YOU DIG! IT'S THE LAW
 ULOCO North Carolina One Call Center
 1-800-632-4949

0' 120' 240'
 Graphic Scale
 Scale: 1" = 60'

PRELIMINARY PURPOSES ONLY, NOT APPROVED FOR CONSTRUCTION

Examples of Building Elevations

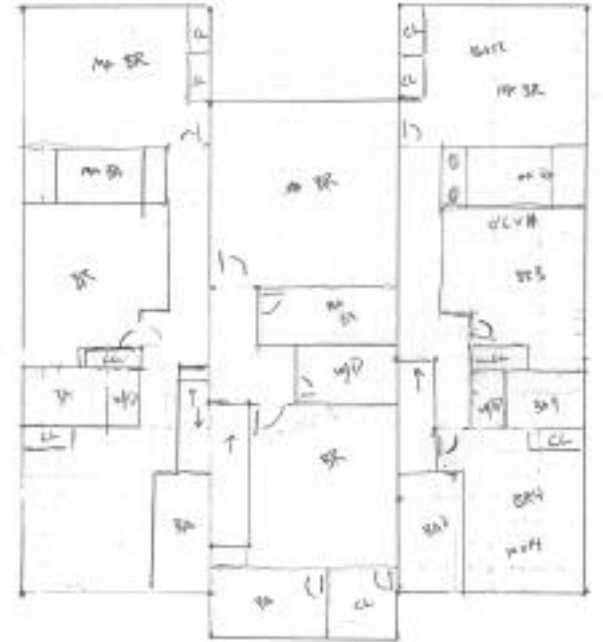








Possible Building Images



Vicinity Maps

