

Conditional Rezoning Application 904 Homestead Rd, 820 Homestead Rd, 310 Lucas Lane

Parker Louis, LLC is submitting a petition for change of zoning for the 904 and 820 Homestead Rd and 310 Lucas Lane tracts (9.7 acres combined) located off of Homestead Road bordering the Claremont neighborhood and across from Kentfield.

The current zoning (R-20) would allow 20 single family homes. We feel a better use of the land would be to change the zoning to R-3/R-3CZ to allow for a more dense subdivision.

With the increased density we are proposing:

(42) homes total of which 27 are single family and 15 are triplex units in the 1100-1600 square foot range.

Please find the formal petition for change of zoning included in this packet of material.

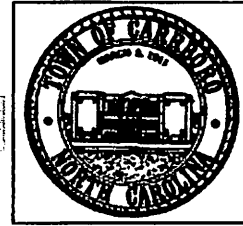
Currently we are not proposing any conditions other than the standard condition to link the rezoning to the subsequent Conditional Use Permit. We are happy to consider other conditions as this project moves through the approval process. As shown on the attached (Rezoning Exhibit R-20 to R-3/R-3CZ), we are developing the site as a small lot and size limited (25%) neighborhood.

Please find site plans attached.

CARRBORO DEVELOPMENT GUIDE  
APPENDIX A

# TOWN OF CARRBORO

## PETITION FOR CHANGE OF ZONING



PETITIONER:

Parker Louis LLC

DATE:

3.23.23

The Petitioner named above respectfully requests the Town Council of the Town of Carrboro to rezone the below-described property from R-20 to R3/R-307 zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME Adam: Omar Zinn

ADDRESS: 301 Montclair Way

TELEPHONE #:( Chapel Hill, NC 27516  
919-422-6477)

2. INTEREST IN PROPERTY(IES):

owners of properties

3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS : Across the street (Homestead Rd)

From Kentfield; connects to Lucas Lane  
in Claremont

4. DESCRIPTION OF INDIVIDUAL LOT SOUGHT TO BE REZONED:

a. OWNER: Parker Louis 904 Homestead

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE: \_\_\_\_\_ PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_

EXISTING STRUCTURES AND USES:

9779-276-844

b. OWNER: Parker Louis 310 Lucas Lane

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE: \_\_\_\_\_ PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_

9779-288-116

**CARRBORO DEVELOPMENT GUIDE  
APPENDIX A**

**EXISTING STRUCTURES AND USES:**

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c. OWNER: Parker Lodis 820 Homestead Rd

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE: \_\_\_\_\_ PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_

0779-284-165

**EXISTING STRUCTURES AND USES:**

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d. OWNER: \_\_\_\_\_

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE: \_\_\_\_\_ PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_

**EXISTING STRUCTURES AND USES:**

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5. NAMES AND ADDRESSES OF ALL PERSONS WHOSE PROPERTY OR ANY PART THEREOF IS WITHIN 1000 FEET IN ANY DIRECTION OF THE PROPERTY SOUGHT TO BE REZONED.

NAME	ADDRESS

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES \_\_\_ NO \_\_\_  
IF "YES", WHEN? \_\_\_\_\_

7. PLEASE SET OUT AND EXPLAIN THOSE CIRCUMSTANCES PERTINENT TO THE PROPERTY AND THE MANNER IT RELATES TO THE TOWN THAT DEMONSTRATE THAT THE PROPOSED ZONING DISTRICT CLASSIFICATION IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN. MORE SPECIFICALLY:

(a) How do the potential uses in the new district classification relate to the existing character of the area?

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**CARRBORO DEVELOPMENT GUIDE  
APPENDIX A**

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(b) In what way is the property proposed for rezoning peculiarly/particularly suited for the potential uses of the new district?

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(c) How will the proposed rezoning affect the value of nearby buildings?

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(d) In what way does the rezoning encourage the most appropriate use of the land in the planning jurisdiction?

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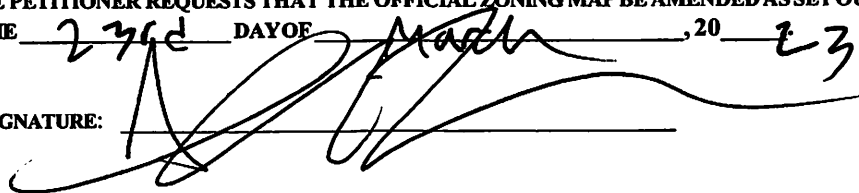
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WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 27<sup>th</sup> DAY OF March, 2013

PETITIONER'S SIGNATURE: \_\_\_\_\_



**PLEASE NOTE:**

For all the persons identified under "5", please attach addressed envelopes with the correct postage. Oversight of this requirement could delay processing your rezoning request.

904 Homestead Rd, 820 Homestead Rd, 310 Lucas Lane

Petition for Change of Zoning from R-20 to R-3/R-3CZ

7(a) The existing character of the area is predominantly a mix of newer neighborhoods (Claremont, Claremont South, Winmore, Kentfield) and existing neighborhoods mostly developed in the 1990's. Bellamy Place (525-1110 square foot units) will also be built across the street. The subject properties (totaling 9.7 acres) borders Claremont (R-10 B-3 PUD) and is across the street from Kentfield (R-10). The requested rezoning change will allow us to continue to develop smaller lots, which will create smaller, more affordable homes. Similar sized homes will be built at Bellamy Place in the future and currently exist in sections of Winmore. It also speaks directly to the Carrboro Connect Comprehensive Plan in regards to a diverse housing stock, transportation and mobility.

The rezoning petition has:

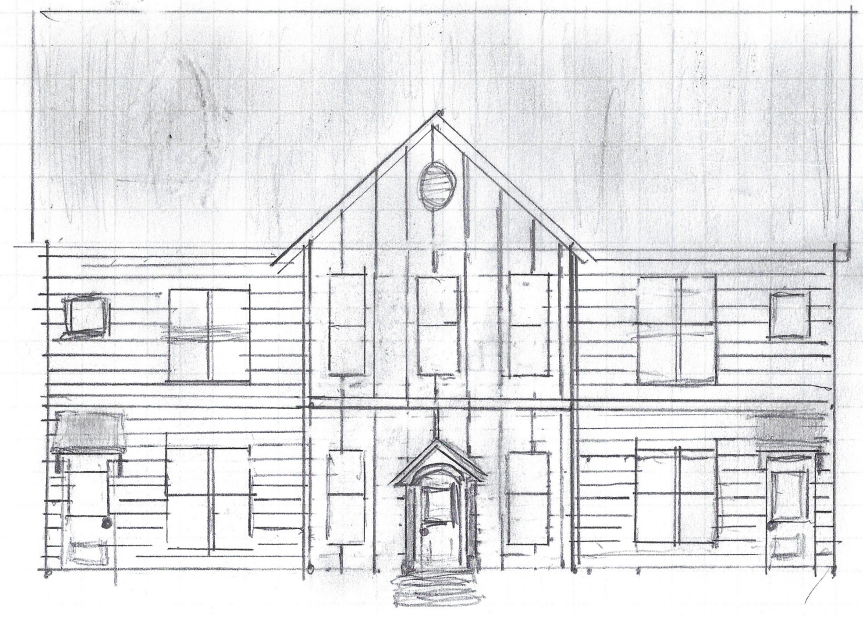
(42) homes total of which 27 are single family and 15 are triplex units (in the 1100-1600 square foot range).

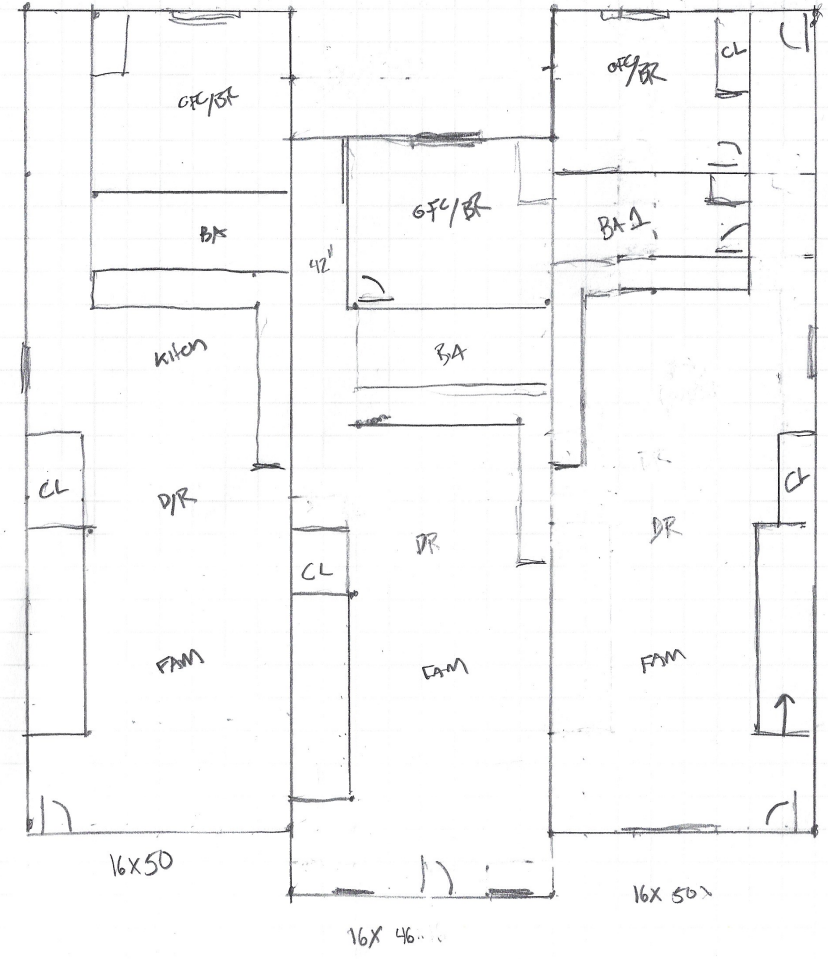
(b) Under current zoning regulations (R-20), the property would produce 20 single family lots. It is better suited for a denser subdivision in the R-3 classification. The tremendous success of the smaller homes in the Kentfield neighborhood has strengthened our belief that the market for homes in the 1200-2200 square foot range in Carrboro is a product that has demand.

(c) The proposed rezoning will have a positive impact on the value of nearby buildings. Connectivity to Claremont via Lucas Lane should be a seamless event and buyers/sellers in the area will continue to have a choice of product. The coexistence of smaller and larger homes in Claremont South has shown that a mix of product (with careful aesthetic approval) can thrive.

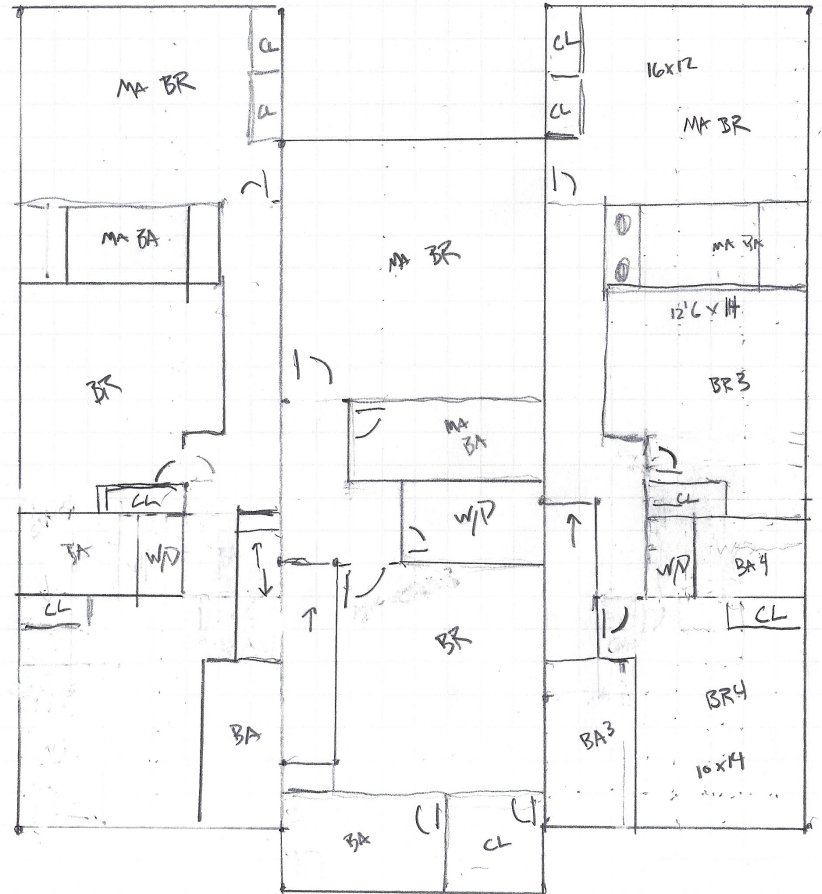
(d) The most appropriate use of this property is to rezone it to increase density. If not, it will be developed with less affordability for the end user. The town of Carrboro has consistently stated a desire

to increase density in this area and this rezoning will accomplish that. Moreover, it provides a product that appeals to more homeowners based on affordability alone and coincides with the Town's vision.









**GENERAL NOTES:**

- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS, ROOF PITCHES, AND SQUARE FOOTAGE ARE CORRECT PRIOR TO CONSTRUCTION. K&A HOME DESIGNS, INC. IS NOT RESPONSIBLE FOR ANY DIMENSIONING, ROOF PITCH, OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
- ALL WALLS SHOWN ON THE FLOOR PLANS ARE DRAWN AT 4" UNLESS NOTED OTHERWISE.
- ALL ANGLED WALL SHOWN ON THE PLANS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- STUD WALL DESIGN SHALL CONFORM TO ALL NORTH CAROLINA STATE BUILDING CODE REQUIREMENTS.
- DO NOT SCALE PLANS. DRAWING SCALE MAY BE DISTORTED DUE TO COPIER IMPERFECTIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA RESIDENTIAL STATE BUILDING CODE, 2008 EDITION.

**SQUARE FOOTAGE**

HEATED SQUARE FOOTAGE	UNHEATED SQUARE FOOTAGE
FIRST FLOOR= 462	GARAGE= 340
SECOND FLOOR= 637	FRONT PORCH= 74
THIRD FLOOR= N/A	SCREEN PORCH= N/A
BASEMENT= N/A	DECK= N/A
	STORAGE= N/A
<b>TOTAL HEATED= 1099</b>	<b>TOTAL UNHEATED= 414</b>

**CRAWL SPACE VENTILATION CALCULATIONS**

-VENT LOCATIONS MAY VARY FROM THOSE SHOWN ON THE PLAN BUT SHOULD BE PLACED TO PROVIDE ADEQUATE VENTILATION AT ALL POINTS TO PREVENT DEAD AIR POCKETS.  
 -100% VAPOR BARRIER MUST BE PROVIDED WITH 12" MIN. LAP JOINTS.

-THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 2/3 AS LONG AS REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED. (COMPLY WITH NC CODE MIN. WITH REGARD TO VENT PLACEMENT FROM CORNERS)

462 SQ. FT. OF CRAWL SPACE/1500

30 SQ. FT. OF REQUIRED VENTILATION

PROVIDED BY: 2 VENTS AT 0.45 SQ. FT. NET FREE VENTILATION EACH+ .90 SQ. FT. OF VENTILATION

**\*\*FOUNDATION DRAINAGE- WATERPROOFING PER SECTIONS 405 & 406**

**ATTIC VENTILATION CALCULATIONS**

-CALCULATIONS SHOWN BELOW ARE BASED ON VENTILATORS USED AT LEAST 3 FT. ABOVE THE CORNICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY EAVE VENTS.  
 -CATHEDRAL CEILINGS SHALL HAVE A MIN. 1" CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

890 SQ. FT. OF ATTIC/300= 2.96

EACH OF INLET AND OUTLET REQUIRED.

**\*\*WALL AND ROOF CLADDING DESIGN VALUES**

-WALL CLADDING IS DESIGNED FOR A 24.1 SQ. FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE.

-ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:

45.5 LBS. PER SQ. FT. FOR ROOF PITCHES OF 0/12 TO 2.25/12

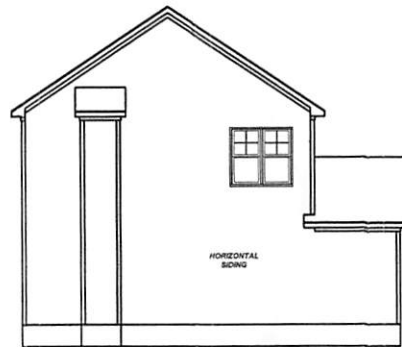
34.8 LBS. PER SQ. FT. FOR ROOF PITCHES OF 2.25/12 TO 7/12

21 LBS. PER SQ. FT. FOR ROOF PITCHES OF 7/12 TO 12/12

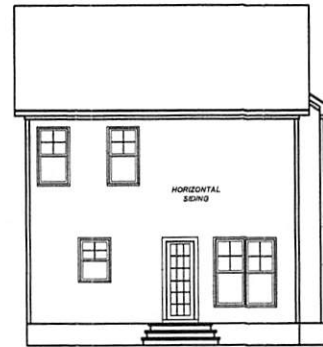
**\*\* MEAN ROOF HEIGHT 8'0" OR LESS**



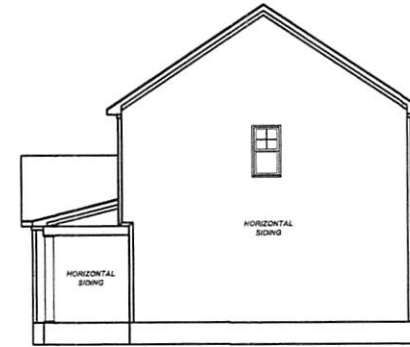
**FRONT ELEVATION 'A'**  
 1/4" = 1'-0"



**LEFT ELEVATION**  
 1/8" = 1'-0"



**REAR ELEVATION**  
 1/8" = 1'-0"



**RIGHT ELEVATION**  
 1/8" = 1'-0"

Project:	20-345
Date:	12-18-20
Author/Designer:	K&A
Check:	KBB
Notes:	REFER TO ELEV.

REVISIONS		
No.	Date	Description

9101 Ten-Ten Rd.  
 Raleigh, NC 27603  
 Office: (919) 302-0693



Email: Kent@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com

**Plan 1099**

**Parker Louis, LLC**  
 301 Montclair Way  
 Chapel Hill, NC 27516

ELEVATION 'A'

Sheet Number  
**1**  
 of 2

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**SQUARE FOOTAGE**

HEATED SQUARE FOOTAGE	UNHEATED SQUARE FOOTAGE
FIRST FLOOR= 569	GARAGE= 291
SECOND FLOOR= 781	FRONT PORCH= 67
THIRD FLOOR= N/A	SCREEN PORCH= N/A
BASEMENT= N/A	DECK= N/A
	STORAGE= N/A
<b>TOTAL HEATED= 1350</b>	<b>TOTAL UNHEATED= 358</b>

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927 SQ. FT. OF ATTIC/300= 3.09 EACH OF INLET AND OUTLET REQUIRED.

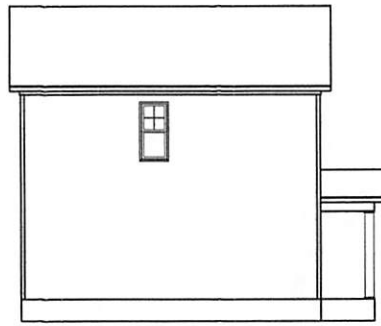
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**\*\*MEAN ROOF HEIGHT 30' OR LESS**



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Sheet	20-344
Date	12-16-20
Author	K&A HOME DESIGNS, INC.
Drawn	KBB
Check	
Scale	REFER TO ELEV.

REVISIONS		
No.	Date	Remarks

9101 Ten-Ten Rd.  
Raleigh, NC 27603  
Office: (919) 302-0693



Email: Kemi@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com

**Plan 1350**

**Parker Louis, LLC**  
301 Montclair Way  
Chapel Hill, NC 27516

ELEVATION 'A'

Sheet Number  
**1**  
of 3

