

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 msnow01@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 YDKF@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

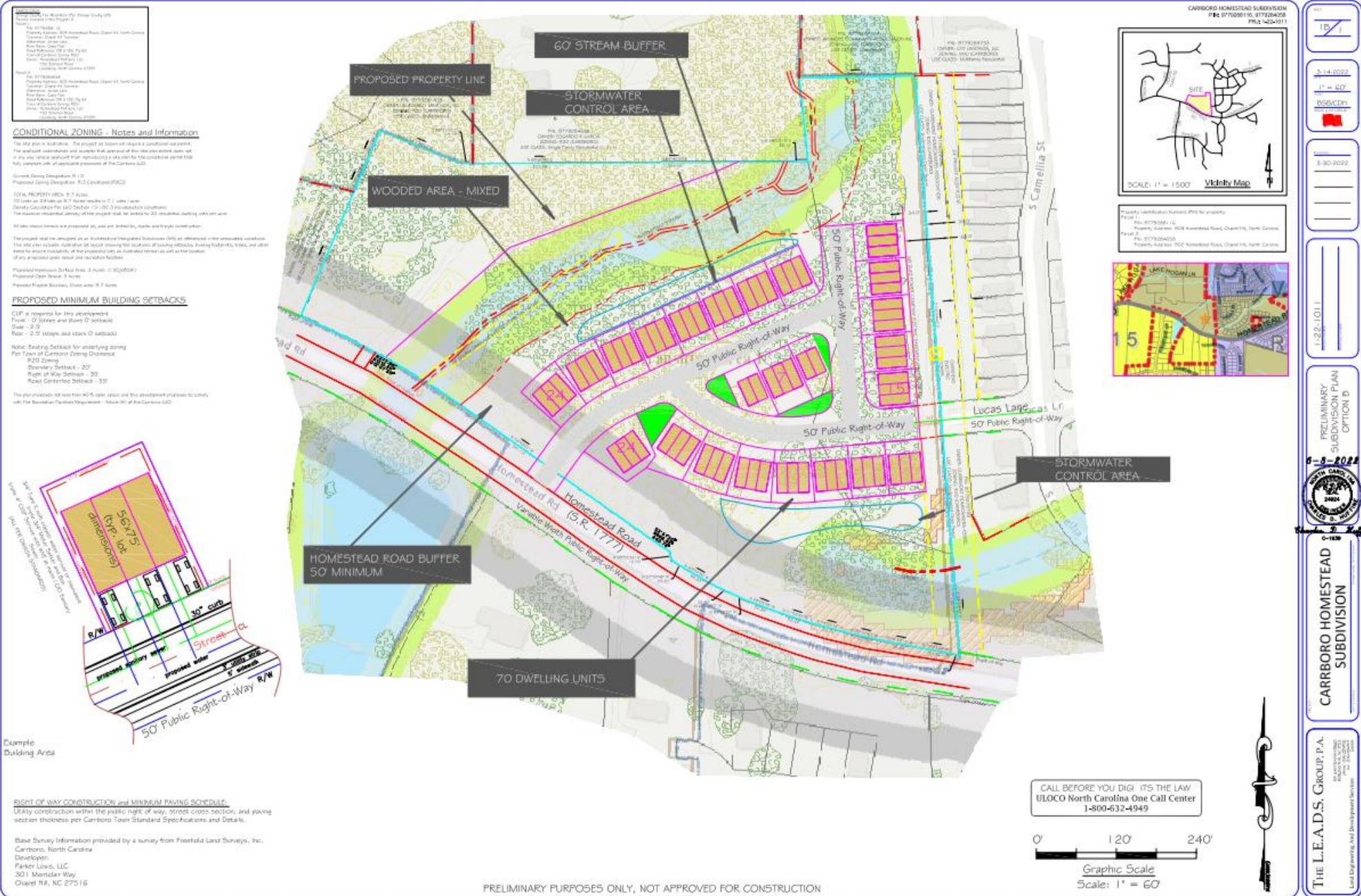
August 3, 2022

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



PROJECT INFORMATION
 Project Name: Carboro Homestead Subdivision
 Project No.: 2024-001
 Property Address: 502 Homestead Road, Chapel Hill, North Carolina
 Planning District No.: 10
 Planning Commission: 10/15/2024
 Date: 10/15/2024
 Prepared by: L.E.A.D.S. Group, P.A.
 301 Montclair Way
 Chapel Hill, NC 27516
 Phone: 919.286.1111
 Fax: 919.286.1112
 Website: www.leads.com

CONDITIONAL ZONING - Notes and Information

The site plan is submitted for conditional zoning approval. The applicant understands and accepts that approval of this plan does not constitute approval of the use or any other aspect of the project. The applicant agrees to comply with all applicable provisions of the Carboro Zoning Ordinance.

Current Zoning Designation: R-3 (Residential Single-Family)
Proposed Zoning Designation: R-3 Conditional (R3C)

LOT, ACRES, AND AREA: 17.1 acres
 10 lots and 24 units on 17.1 acres / 10 lots
 Density Calculation Per (R3C) Section 15-160.3 (no reduction conditions)
 The maximum residential density of this project will be within the R3C conditional zoning with an area

Multiple impact fees are proposed for water, sewer, stormwater, and fire hydrant installation.

The project shall be designed as an **integrated stormwater management system** as defined in the Carboro Zoning Ordinance. The project shall include a stormwater management plan showing the location of building setbacks, building footprints, ponds, and other features to ensure feasibility, of the proposed site, an alternative to the site plan, and the location of any proposed open space and recreation facilities.

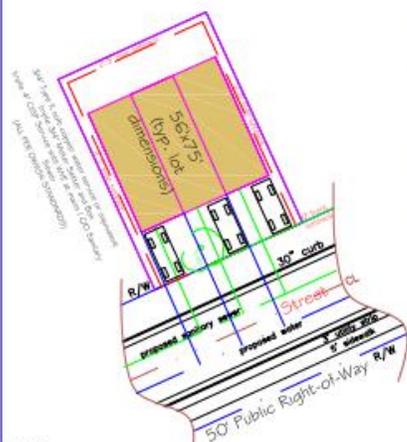
Proposed Minimum Setback: 3' from R/W
Proposed Open Space: 3' from R/W
Proposed Front Setback: 3' from R/W

PROPOSED MINIMUM BUILDING SETBACKS

CUF is required for this development.
 Front - 0' (Stops and Starts 0' setback)
 Side - 0'
 Rear - 0' (Stops and Starts 0' setback)

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

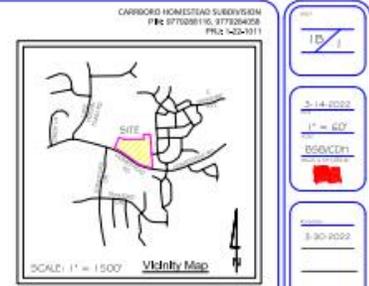
The plan provides for less than 40% open space and this development proceeds in conformity with the Residential Zoning Ordinance - Article 30 of the Carboro Zoning Ordinance.



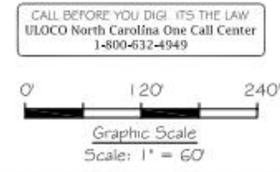
Example Building Area

RIGHT OF WAY CONSTRUCTION and MINIMUM PAVING SCHEDULE
 Utility construction within the public right of way, street cross section, and paving section thickness per Carboro Town Standard Specifications and Details.

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



Property Address: 502 Homestead Road, Chapel Hill, North Carolina
 Project No.: 2024-001
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PRELIMINARY PURPOSES ONLY, NOT APPROVED FOR CONSTRUCTION

10/15/2024
 1" = 60'
 1-22-1011
 PRELIMINARY SUBDIVISION PLAN OPTION D
 5-8-2024

 CARBORO HOMESTEAD SUBDIVISION
 THE L.E.A.D.S. GROUP, P.A.
 301 MONTCLAIR WAY
 CHAPEL HILL, NC 27516
 LEAD@LEADS.COM
 Lead Engineers and Development Services

Examples of Building Elevations









Possible Building Images



Vicinity Maps

