



Jan. 16, 2025

Martin Roupe
Development Review Administrator
Town of Carrboro
301 W. Main Street
Carrboro, NC 27510

Subject: South Green – Lot 2
Two Hills Drive, Carrboro, NC 27510
Response to SUP-A Modification
BA Project #122003.00

Dear Mr. Roupe,

This letter is written to provide a response to SUP-A Modification Review comments to clarify the intention of a cross access parking easement between Lots 1, 2, and 3.

Upon much study, it has been determined that the combined parking currently built and provided for Lots 1 and 3 is sufficient to support those demands, separate and apart from any future parking developed as a part of Lot 2.

It is also the case, that without any minimum parking required for the residential portion of Lot 2, it is imperative that the Owners and Developers of Lots 1, 2 and 3 collectively be comfortable that Lot 2 will supply sufficient parking to individually support the Lot 2 development demands.

In summary, we are very comfortable that Lots 1 and 3 combined have sufficient stand alone parking. Likewise, we are very comfortable that the planned development plan of Lot 2 provides sufficient parking to individually support Lot 2 demands. We are very comfortable that the current cross access parking easement between Lots does not need to include Lot 2.

On behalf and in agreement with all the Ownership entities of South Green Lots 1, 2 and 3, we hereby request that the cross access parking easement (previously established) remain in effect between Lot 1 and Lot 3, but no longer include Lot 2.

Please don't hesitate to contact me if you have any questions or if you require additional information. Thank you.

Regards,
On behalf of South Green Bluffs, LLC, Owner
LEGACY REAL PROPERTY GROUP, Developer

A handwritten signature in blue ink, appearing to read "Mark E. Moshier", is written over a horizontal line.

Mark E. Moshier, Owner, Principal



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Dear Mr. Roupe,

This letter is written to provide a response to SUP-A Modification Review comments. Specifically to identify the units that will be size limited and to commit to a plan to comply with rezoning condition 4, regarding affordable units.

Size Limited Units in accordance with the provisions of LUO Section 15-188.

Per Section 15-188, South Green Flats is required to provide 25% of the Units to be under 1350 SF.

South Green Flats has 63 Total Units. 60 out of 63 of them (95%) are under 1350 SF.

57 of the 60 Units are residential. 54 out of 57 of them (95%) are under 1350 SF.

Per Section 15-188, 15% of that 25% must be under 1100 SF.

South Green Flats is required to have 16 units (25%) be under 1350 SF. Furthermore, 15% of those, must be under 1100 SF. 3 Units are required to be under 1100 SF. South Green Flats has 57 Total Units (90%) under 1100 SF. South Green Flats has 51 Residential Units (90%) under 1100 SF.

Affordable Housing Units in accordance with Rezoning Condition 4 and Land Use Formula.

South Green Flats is required to commit to complying with rezoning condition 4 and provide 15% affordable housing units or commit to submitting a payment in lieu.

South Green Flats commits to working with 3rd Party agencies that can provide ancillary funding sources to allow qualified individuals or organizations to purchase units (15%) at a qualified affordable price.

For each of the 15% AHU purchases that are not satisfactorily completed, South Green Flats commits to submitting a payment in lieu per the town's 2024 Fee schedule.

Please don't hesitate to contact me if you have any questions or if you require additional information.
Thank you.

Regards,
On behalf of South Green Bluffs, LLC, Owner
LEGACY REAL PROPERTY GROUP, Developer



Mark E. Moshier, Owner, Principal