



NOTICE OF PUBLIC HEARING

Date: May 12, 2023

To: Property Owners and Residents

From: Christina R. Moon, Planning Administrator

Subject: Zoning Map Amendment at South Green
100, 101, 110, and 120 Two Hills Drive

You are receiving this letter because your property or residence is within 1,000 feet of the property described above that is under consideration for a zoning map amendment.

The Town has received a petition to modify the M-3-CZ (Special Light Manufacturing, Conditional) zoning district at South Green to allow development of a mixed-use building to include approximately 57 multi-family residential units instead of a commercial building that was approved originally. Residential uses are not currently permitted in the M-3-CZ district. In order to add residential uses to the development, the following steps are needed: a text amendment to add the new use classification to list of uses permitted in the M-3 district; a zoning map amendment, to include residential as permissible use in the existing three-lot M-3-CZ district at South Green; and, if approved, a major modification to the existing special use permit-A. The modification to the SUP-A would involve a separate public hearing. The owners are also seeking text amendments to replace the open space and recreational facility requirements associated with residential uses with downtown livability areas and urban amenities, and to increase the maximum height for residential buildings from three to four stories. All of the other conditions associated with the original 2015 development would remain in place. **A map showing the property location is provided on the reverse side of this letter.**

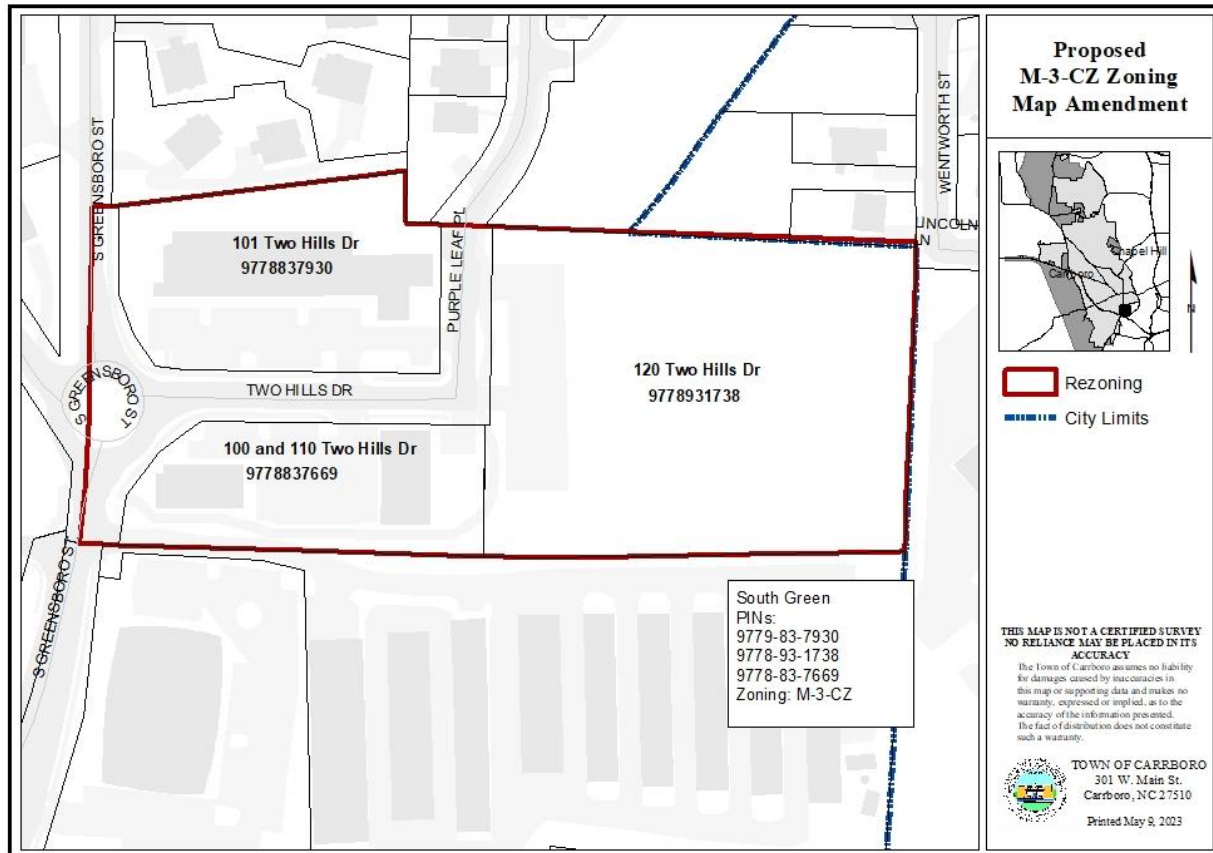
The Town Council will hold two public hearings to consider the amendment to the M-3-CZ zoning per this request, and the associated text amendments on Tuesday, May 23, 2023 at 7:00 p.m. in the Town Hall Board Room (Room 110) located at 301 West Main Street. You are invited to attend this hearing and to make your opinions on the requested zoning map amendment known.

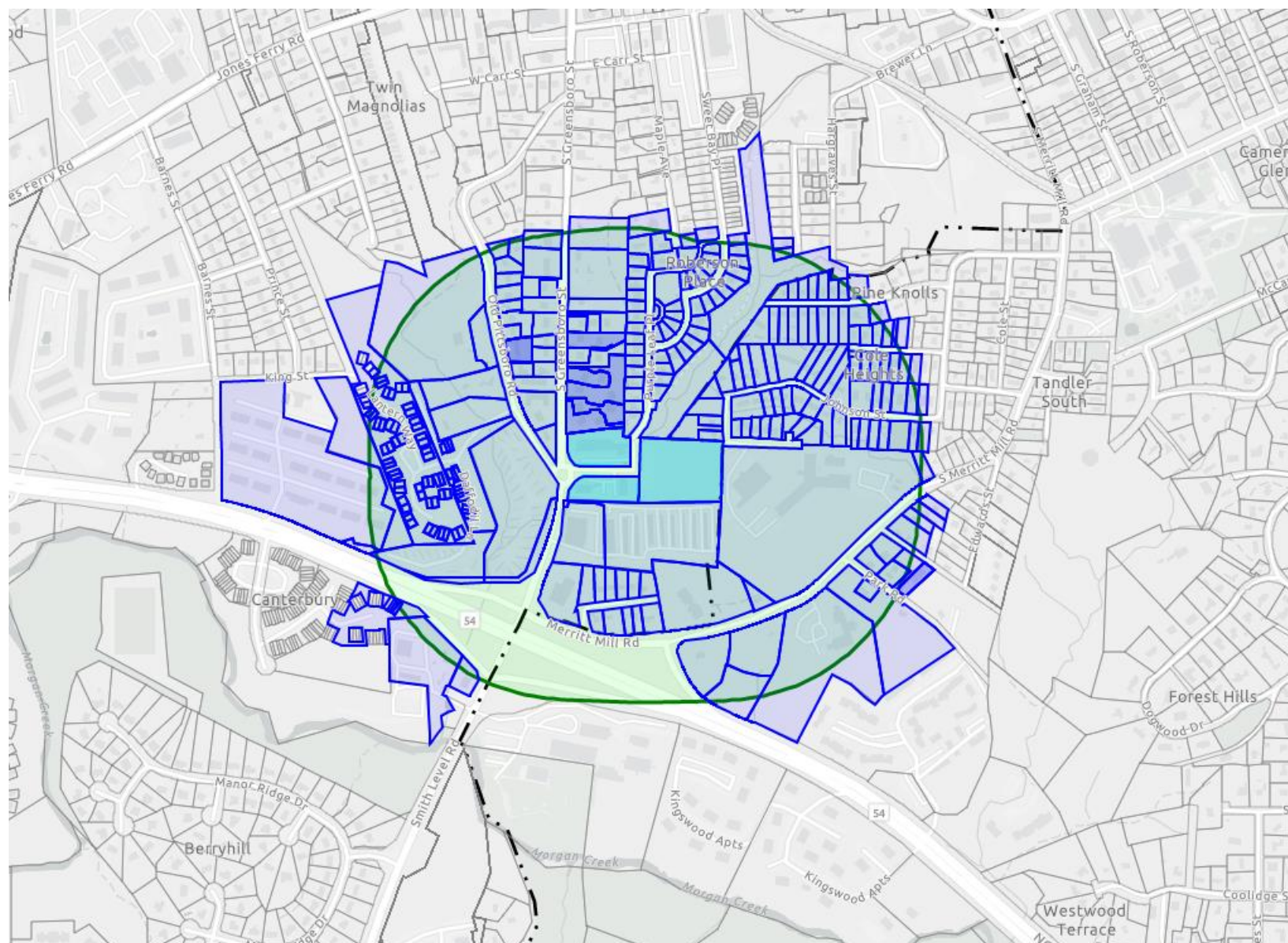
Additional information regarding the zoning map and text amendments under consideration is available from the Town Clerk and the Planning Department located at the Carrboro Town Hall and will also be available on the Town's website a few days before the meetings. The Town Council's agenda materials for the public hearings may be found at <https://carrboro.legistar.com/Calendar.aspx> the Friday before the meeting. Substantial changes to the proposed amendment to the Town's zoning map may be made following the public hearing. If you have questions, or would like additional information, please feel free to contact Tina Moon at (919) 918-7325 or cmoon@carrboronc.gov.



Proposed Zoning Map and Text Amendments
100, 101, 110, and 120 Two Hills Drive

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ABELOW GAIL E
5504 HIDEWAY DR
CHAPEL HILL, NC 27516

ACG ROCKYBROOK LLC
2054 KILDAIRE FARM RD
CARY, NC 27518

ADALI MELIH
110 RED SUNSET PL
CARRBORO, NC 27510

ALLISON F V
1315 MCLAURIN AVE
DURHAM, NC 27707

ANA PROPERTIES LLC
3805 COTTONWOOD DR
DURHAM, NC 27705

ANDECK GREGORY
459 S GREENSBORO ST
CARRBORO, NC 27510

ARDEA NAOMI
107 RED SUNSET PL
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ATWATER EUGENE HRS
169 NEW STREET
WEST PATERSON, NJ 07424

AYE YUYU
225 KNOLLS ST
CHAPEL HILL, NC 27516

BAIR ERIC DAVID
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BALDWIN SCOTT GROUP LLC
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104 BARBEE CT
CARRBORO, NC 27510

BERNER MAUREEN
106 GLASS HOUSE LN
CARRBORO, NC 27510

BISSRAM GANESH
5709 ACCIPITER CT
FUQUAY VARINA, NC 27528

BOWEN ERNEST J
301 SWEET BAY PL
CARRBORO, NC 27510

BOWERS ALPHONSO H III
1608 EDGEWOOD DR
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10814 LEGEND MANOR LN
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465 S GREENSBORO ST
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BROWN MICHELL CORBETT
119 JOHNSON ST
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HOME OWNERS ASSOCIATION
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CARRBORO TOWN OF
UNKNOWN ADDRESS
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CASCIERE CARL BRUCE
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LINCOLN CENTER
CHAPEL HILL, NC 27514

CHAPEL HILL TOWN OF
405 MARTIN LUTHER KING JR
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CHRISTIE JONATHAN P
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CARRBORO, NC 275102478

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CARRBORO, NC 27510

CSC INVESTORS LLC
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CARRBORO, NC 27510

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DEBERARDINIS JEFFREY T
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SANTA ANA, CA 92705

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CARRBORO, NC 275102378

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1800 WILLIAMSBURG RD
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FARRAR WESLEY A
5129 BREVARD LN
GRAHAM, NC 27253

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CHAPEL HILL, NC 275162615

FARRINGTON LAURA A ETAL
731 S MERRITT MILL RD
CHAPEL HILL, NC 275162880

FARRINGTON MARY SUE
226 KNOLLS ST
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FARROW ROSCOE B II
120 RESTON CT
FAYETTVILLE, GA 30214

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ESTATES INC ATTN MARY
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CARRBORO, NC 27510

FRUGE DIANE P
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CARRBORO, NC 275102478

GACHIE JAHMARI
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106 DAFFODIL LN
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MINOR VALLIE B HRS
221 KNOLLS ST
CHAPEL HILL, NC 275169621

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MURABITO JOSEPH ANTHONY
ETAL
428 S GREENSBORO ST
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MURDAUGH JOEGENA L
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MYERS WILLIAM H
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368 MERIDIAN ST
GROTON, CT 06340

NEWMAN IRENE ADAIR
112 DAFFODIL LN
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NEWPORT MARTHA
114 PURPLE LEAF PL
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115 MARTHA LN
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PERRY HAZEL P
223 KNOLLS ST
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PETERSON KATIA M
108 DAFFODIL LANE
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CLAYTON, NC 27520

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CARRBORO, NC 27510

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TYLER DARIN T
140 LINCOLN LN
CHAPEL HILL, NC 27516

UPCHURCH ELIZABETH
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USINGER EMIL
219 MAPLE AVE
CARRBORO, NC 27510

VEASEY LARRY W
135 LANTERN WAY
CARRBORO, NC 27510

VOLOSHCHUK ROMANIYA ET AL
112 S PEAK DR
CARRBORO, NC 275102472

WALTER STEPHANIE L
204 PURPLE LEAF PL
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WARNCKE MICHELLE R M
111 LANTERN WAY
CARRBORO, NC 27510

WESTMORELAND KATHERINE D
104 RED SUNSET PL
CARRBORO, NC 27510

WESTON JAMES KEITH
101 SOUTH PEAK DR
CARRBORO, NC 27510

WHITE DOUGLAS F
441 B OLD PITTSBORO RD
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CHAPEL HILL, NC 27516

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1918 TRYON CT
CHAPEL HILL, NC 27517

WILEMAN JOHN
1420 GRAY BLUFF TRL
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CHAPEL HILL, NC 275162615

WILSON JOYCE L
105 ROBERTS ST
CARRBORO, NC 27510

WINKLER CHRIS EDWARD
109 OLD PITTSBORO RD
CARRBORO, NC 27510

WISSICK BRENT S
113 A PITTSBORO RD
CARRBORO, NC 27510

WOLFE HANNAH
111 OLD PITTSBORO RD
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