

Parker Louis, LLC, owner of an assemblage of properties on Old Highway 86 and Eubanks Road, is requesting permission to apply as a Flexible Zoning District (FLX). The parcels total 26.2 acres.

An overall goal is to take ingredients from the Durham Area Designers (DAD) group and incorporate them into the design. Multiple workshops were held which led to reports that were published in 2007 and 2011. It should be noted that the following conditions on and around the site are noteworthy changes since the last reports were published. None of these changes are substantial to the overall design and some will alleviate prior concerns :

1. Eubanks Road has been realigned. Some DAD reports accommodated for this while others did not.
2. Most the northeastern section of the site is no longer a designated wetland area. Of the original 12.5 acres originally thought to be wetland, less than 2 acres are now considered to be wetland. This was originally listed as wetland in town inventory but after further analysis and verification from the state it was determined that the majority of it was not wetland. These documents will be provided at a later submission.
3. In July of 2013, the Orange County Landfill permanently closed. This is an important development because many of the DAD findings were concerned about truck traffic going down Eubanks Road to and from the landfill.
4. Parker Louis has purchased another 0.57 acre parcel to the east of the roundabout that is contiguous.

The DAD reports shared many of these common design elements in theme, building type and usage:

- Community scale commerce to serve residents in the nearby neighborhoods, parents of children at Morris Grove Elementary and the future middle school and county park.
- A variety of housing types: Single family homes on small lots, townhomes and multi family.
- Parking for commercial and multi family should be placed on the interior.
- The use of street trees and sidewalks throughout combined with the placement of building close to roadways to give the site more of a “hamlet” feel.
- Create a landmark structure with vernacular character that announces an arrival to the western edge of Carrboro.
- The small single family lots should be tucked in the back of the property.
- Daycare and senior housing were widely encouraged.
- Retain a rural feel by combining design elements and targeted green space areas.

Listed below are the zoning uses or general description uses we believe should be allowable. **This should be considered a general framework and will be a work in progress at this stage of the process.** A combination of commercial and residential components are proposed. The attached diagram lays out the potential uses.

Orange Area – This 1.5 acre piece will be the “anchor” for the development. The potential zoning choice is B3-T with additional usage allowing a restaurant that would allow outdoor seating and an outdoor display area. We envision a structure that is part Maple View Farms, part Merritt’s and part Johnny’s. A destination for bikers, runners and drivers and also the first impression as you enter town from the west. A number of viable options exist for a business model and some of the prominent features include: Old fashioned big front porch, outdoor area for kids and dogs, live music area(s), coffee/breakfast spot, etc. General store feel.

Pink Area, +- 6 acres, possible zoning of B3-T and other zoning choices – Senior Living and/or Daycare/Commercial/Office. These components are low impact commercial uses. The main structure(s) would be two or three stories and will have a vernacular character and will front Eubanks Road.

Yellow Area, +- 12 acres – Single Family homes. An area of homes that are on small lots (+- 3500 s.f). These cottage homes will be small (1100-1800 square feet) and will have pockets of open space throughout. The demand for small homes is very high as proven in Claremont South.

Blue Area, +- 6.7 acres – Multifamily/Townhomes/Office and/or Church site. A group of units facing Eubanks may be 3 stories high. Parking behind the buildings.

CALL TABLE		
Course	Boating	Distance
L1	S 04°13'38" W	25.02'
L2	S 04°16'38" W	30.72'
L3	M 17°26'54" E	50.38'
L4	S 47°17'41" E	3.35'
L5	N 24°46'54" E	92.27'
L6	M 17°17'57" E	61.75'
L7	N 40°17'45" W	35.77'
L8	S 44°41'38" W	10.00'

Course	Reading	Distance
L-1	57.36.00 E	74.07
L-2	57.26.00 E	77.74
L-3	57.23.18 E	13.95
L-4	57.50.23 W	20.46
L-5	19.17.23 W	14.67
L-6	15.06.33 E	18.16

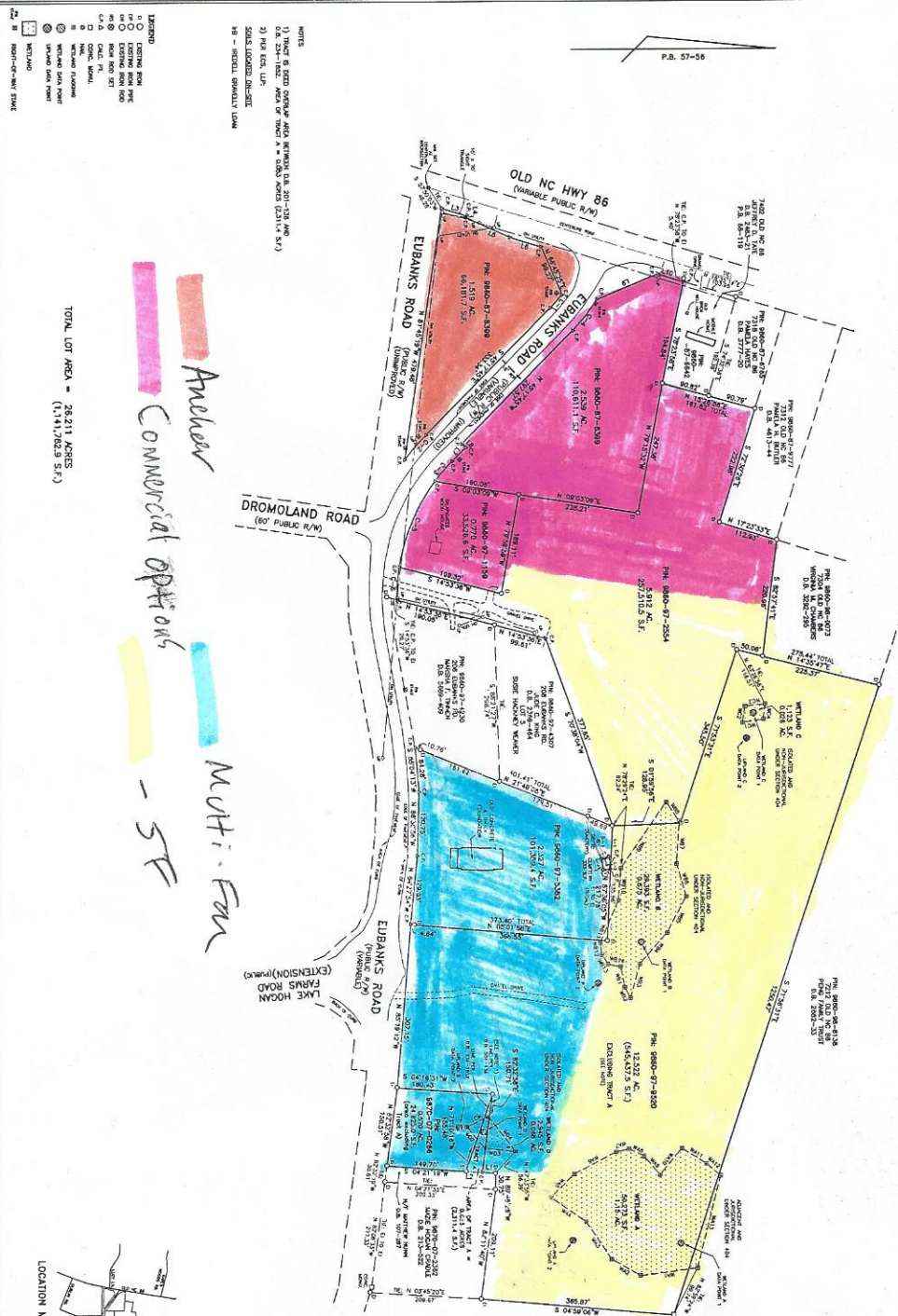
Country	Ranking	Difference
MA1	5 07:45:32 E	1:08.54
MA2	5 22:55:52 E	1:02.44
MA3	5 56:01:36 W	0:50.36
MA4	5 34:56:33 W	0:11.53
MA5	44:59:49 W	02:00
MA6	W 27:46:34 W	09:05
MA7	W 44:42:23 W	24:00
MA8	W 48:13:13 W	27:00
MA9	W 48:13:13 W	41:00
MA10	W 50:20:42 W	56:41
MA11	W 52:02:07 E	56:21
MA12	W 41:06:33 E	55:47
MA13	S 79:42:38 E	1:00.10

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Course	Boards	Exams
MC1	S 06:45-9:45 E	38.6%
MC2	N 8:15-11:45 W	31.2%
MC3	N 08:15-10:00 W	37.6%
MC4	S 08:15-10:00 E	28.0%

Course	Boards	Exams
MC1	S 26:17-27 E	44.2%
MC2	N 31:40-33 E	51.7%
MC3	N 32:10-33 E	52.7%
MC4	S 32:17-33 W	50.0%

I DECLARE THAT THIS NAME HAS BEEN CHANGED BY SURRENDER FROM AN ACTUAL SURVIVOR NAME LISTED ON SURRENDER (OED) DESCRIPTION INSTRUCTED IN BOOK 3663, PAGE 182; BOOK 4343, PAGE 303; BOOK 4164, PAGE 43; BOOK 3623, PAGE 211). THAT THE BROWNSHIPS WERE SURRENDERED AND SURRENDERED OR PERSONAL ACQUIRED IN 1940,0002 AND THAT THE NAME MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR NAME SAVING IN NORTH AMERICA (21 NAME 04,10000). THIS NAME DAY OF SEPTEMBER, 2018.



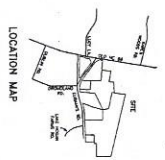
FREEHOLD LAND SURVEYS, INC. C-165

P.O. BOX 126, CARBONDALE, NC 27516
1777 FORCHAM BLVD, SUITE 104
CHARLOTTE, NC 27514
PHONE 818-526-8080

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5085

J21755

ANCHER
COMMERCIAL OPTIONS
- SF
MULTI-FAN



PROPERTY OF
PARKER LOUIS, LLC

PA REFERENCE: 8860-37-4389
PROPERTY ADDRESS: 7410 OLD NW 86
DEED BOOK REFERENCE: 860-162, 1198-413

PA REFERENCE: 8860-37-3534
PROPERTY ADDRESS: 7410 OLD NW 86
DEED BOOK REFERENCE: 860-162, 1198-425

PA REFERENCE: 8860-37-1159
PROPERTY ADDRESS: 7410 OLD NW 86
DEED BOOK REFERENCE: 860-162, 1198-425

PA REFERENCE: 8860-37-3520
PROPERTY ADDRESS: 7410 OLD NW 86
DEED BOOK REFERENCE: 860-363

PA REFERENCE: 8860-37-5432
PROPERTY ADDRESS: 7410 OLD NW 86
DEED BOOK REFERENCE: 860-363

PA REFERENCE: 8860-37-0582
PROPERTY ADDRESS: 7410 OLD NW 86
DEED BOOK REFERENCE: 860-211

CHANCE, MEL THOMPSON
10000 PARKER ROAD
NORTH CAROLINA

REC'D: 07/13/2016
FILED: 07/13/2016