



May 1, 2014

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

Dear Mr. Roupe,

As you are aware I have submitted to the Carrboro Planning Department a recombination plat to convert (5) existing town home lots within the Winmore community into (3) single family lots. While not a requirement of the Land Use Ordinance or the Board of Alderman I have sent all of the home owners and lot owners within 150' of the proposed recombination notice of the proposed plan. Please find attached the letter and associated exhibits that was sent out. As of the writing of this letter we have only received responses in support of the recombination. Thank you for your consideration, and as always feel free to contact me with any questions or concerns.

Thank you,

Eric Chupp  
Director of Development  
Capkov Ventures Inc.  
(919) 260-7262  
[ericbchupp@bellsouth.net](mailto:ericbchupp@bellsouth.net)



Dear Neighbors,

As most of you know Capkov Ventures is the developer of the Winmore Community which we started back in 2005. As designed, the community has a mixture of single family homes, townhomes, apartments, condominiums, with some retail fronting on E. Winmore Avenue and Phillips Square. Throughout the development process we have made slight adjustments to the type of housing built to meet the demand of builders and future homeowners without changing the overall mix of housing types significantly.

We are now proposing such a change that involves five (5) townhome lots that front on Della Street running from the corner of Della Street and Sharp Street westward along Della Street. A map labeled exhibit "A" has been attached illustrating the location. Our proposal is to convert these five (5) townhome lots into three (3) single family lots, reducing the overall number of units by two (2). Two additional maps, labeled exhibit "B" and "C," have been attached, illustrating the five (5) townhome lots and the three (3) proposed single family lots.

We would like to keep everyone who is in close proximity to the proposed change informed and as such are sending this letter to all lot owners and home owners within a 150 foot radius of the lots where we are proposing the change. Please indicate below that you support our proposed change from five (5) town home lots to three (3) single family lots, or your disagreement with the proposed change. Thank you for your consideration, and feel free to call me with any questions or concerns.

☐ I support Capkov Ventures proposed change from five (5) town home lots to three (3) single family lots as illustrated on the attached exhibits.

☐ I do not support Capkov Ventures proposed change from five (5) town home lots to three (3) single family lots as illustrated on the attached exhibits.

Signature \_\_\_\_\_  
\_\_\_\_\_

Best Regards,

Eric Chupp  
Director of Development  
Capkov Ventures Inc.  
(919) 260-7262  
[ericbchupp@bellsouth.net](mailto:ericbchupp@bellsouth.net)

**PO Box 16815 • Chapel Hill, NC 27516 • (919) 942-8005**





Exhibit C

GENERAL NOTES

1.) SEE SHEET 1 OF 2 FOR GENERAL NOTES.

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:  
G.S. 47-30 (1)(1)(G). THIS SURVEY IS OF ANOTHER CATEGORY,  
AND DOES NOT CONFORM TO THE REQUIREMENTS OF THE  
ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF  
SUBDIVISION.

ERIC M. MANTURUK PLS L-5019



THE JOHN R. MCADAMS  
COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27718  
License No.: C-0293  
(800) 733-5646 • [McAdamsCo.com](http://McAdamsCo.com)



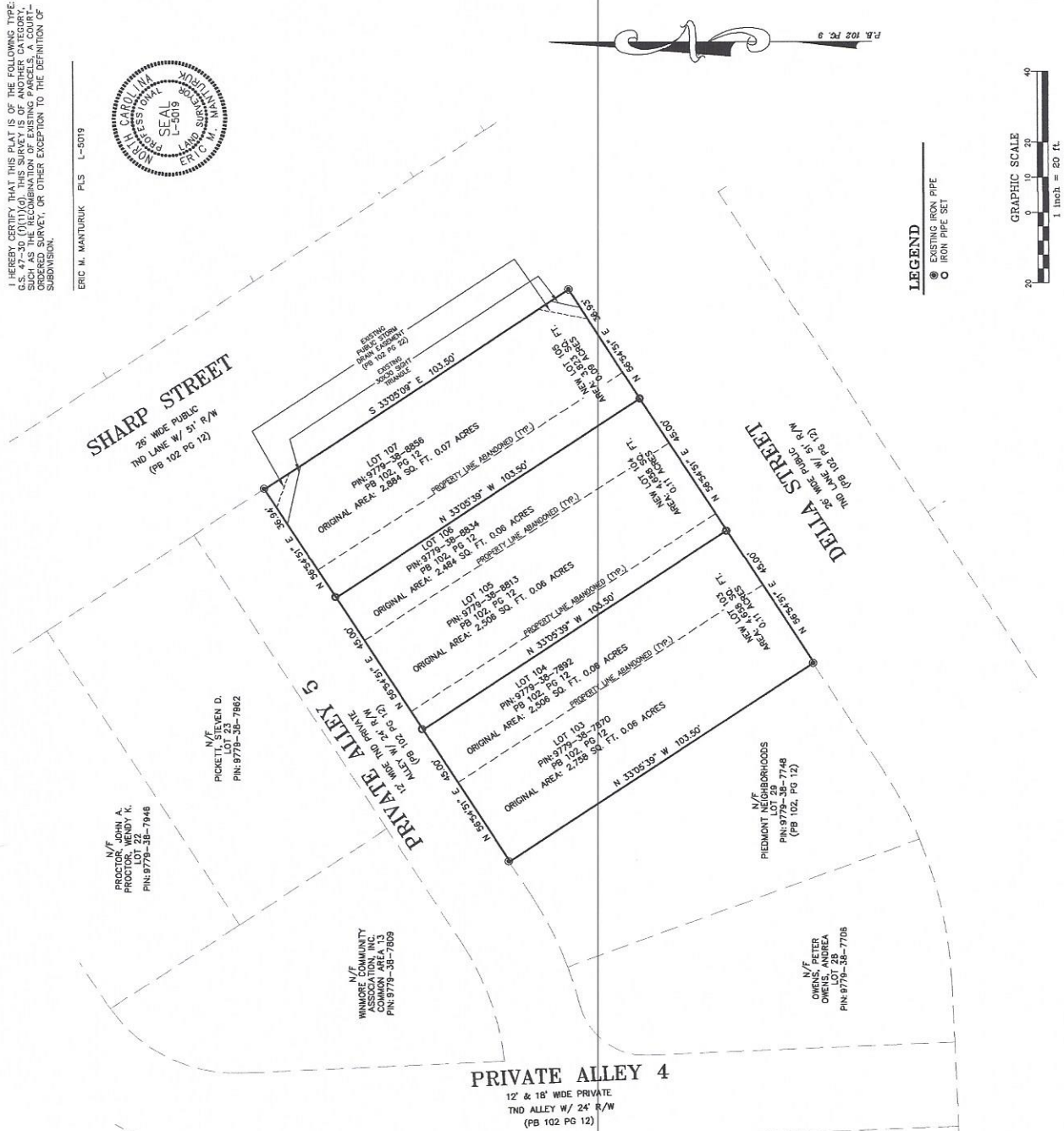
REVISIONS:

WINMORE  
RECOMBINATION PLAT - LOTS 103-107  
TOWN OF CARRBORO  
CHAPEL HILL TOWNSHIP, ORANGE COUNTY, NORTH CAROLINA  
RECOMBINATION PLAT

PROJECT NO. KOV-14000  
PLATNAME KOV-14000.F1  
SURVEYED BY: EMM  
DRAWN BY: KS  
SCALE: 1"=20'  
DATE: 4/24/2014



SHEET 2 OF 2



X:\Projects\KOV\KOV-14000\Survey\Drawings\Plats\103-107\KOV-14000.F1.dwg, 4/28/2014 2:06:48 PM, PLS, Brandon