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.

Attachment B

CURVE TABLE

Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	270.00'	33.35'	7°04'34"	33.32'	S 48°50'02" E
C-2	430.00'	61.53'	8°11'55"	61.48'	S 49°23'42" E
C-3	360.00'	48.79'	7°45'26"	48.75'	N 46°15'11" W
C-4	330.00'	74.72'	12°58'21"	74.56'	N 51°46'56" W
C-5	360.00'	175.53'	27°56'09"	173.79'	N 67°11'15" W
C-6	360.00'	61.76'	9°49'39"	61.67'	N 86°04'09" W

CALL TABLE

Course	Bearing	Distance
L1	S 84°15'36" W	25.02'
L2	S 84°15'36" W	30.72'
L3	N 17°25'24" E	50.36'
L4	S 47°17'41" E	3.35'
L5	N 24°48'34" E	92.27'
L6	N 17°17'57" E	61.75'
L7	N 49°17'45" W	35.77'
L8	S 44°41'38" W	10.00'
L9	N 22°45'23" W	123.42'
L10	N 17°11'53" E	51.24'

CEMETERY CALL TABLE

Course	Bearing	Distance
C-1	S 87°36'06" E	74.07'
C-2	S 87°36'06" E	7.74'
C-3	S 09°53'13" W	13.86'
C-4	S 79°56'23" W	20.68'
C-5	N 18°17'53" W	14.67'
C-6	N 79°56'53" E	18.18'

WETLANDS CALL TABLES

WETLAND A

Course	Bearing	Distance
WA1	S 07°16'22" E	108.56'
WA2	S 29°35'32" W	82.84'
WA3	S 56°01'36" W	65.36'
WA4	S 34°58'23" W	81.13'
WA5	N 44°59'41" W	62.05'
WA6	N 27°46'24" W	89.96'
WA7	N 14°42'25" W	24.89'
WA8	N 28°51'53" E	31.81'
WA9	N 49°35'11" E	47.08'
WA10	N 50°30'42" W	85.21'
WA11	N 32°02'20" E	54.46'
WA12	N 41°08'53" E	35.42'
WA13	S 75°42'36" E	160.10'

WETLAND B

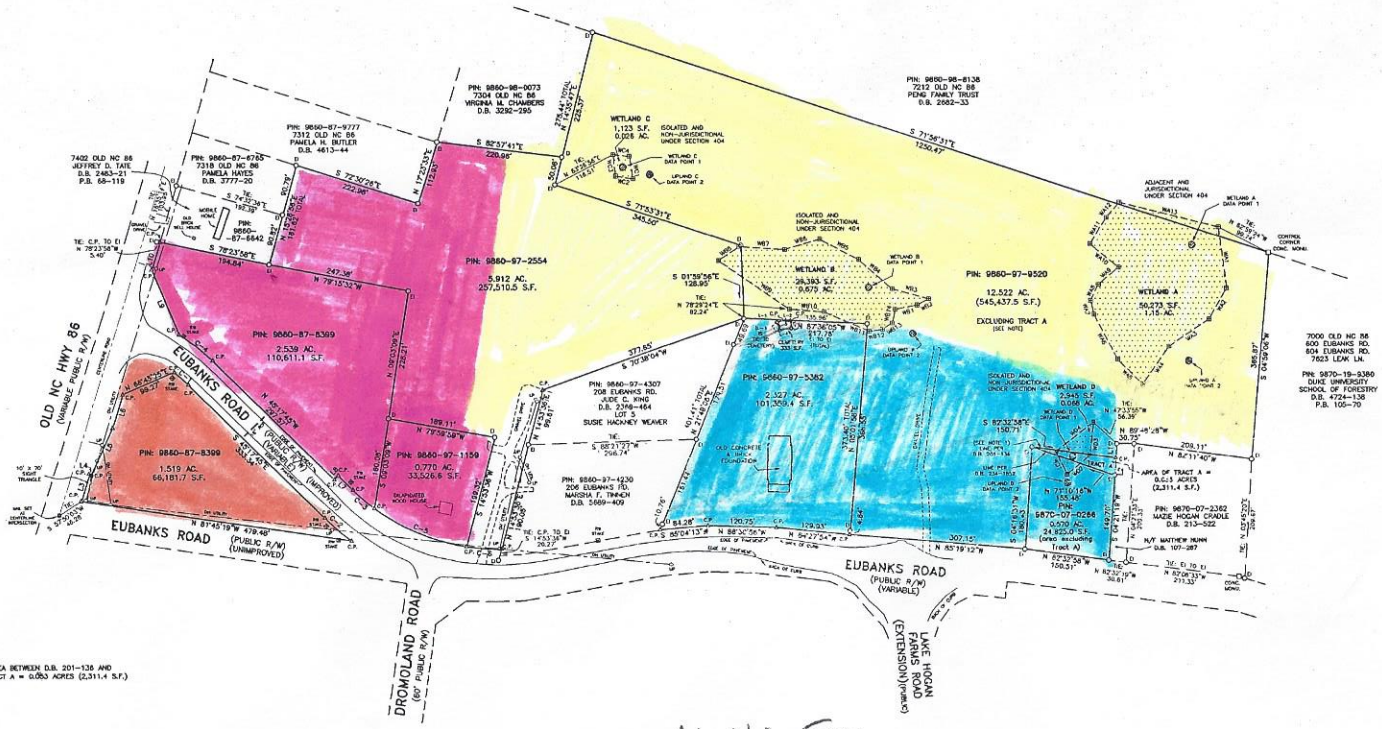
Course	Bearing	Distance
WB1	N 78°53'34" E	36.74'
WB2	N 61°23'42" E	23.16'
WB3	N 74°38'23" W	85.37'
WB4	N 48°27'05" W	78.09'
WB5	N 52°28'16" W	77.16'
WB6	S 73°37'29" W	64.74'
WB7	N 68°32'51" W	80.34'
WB8	S 58°08'07" W	44.03'
WB9	S 56°34'05" E	151.16'
WB10	S 89°44'27" E	61.46'
WB11	S 86°50'30" E	86.58'
WB12	N 61°33'05" E	23.09'
WB13	N 57°03'32" E	20.17'
WB14	N 11°44'14" E	24.84'

WETLAND C

Course	Bearing	Distance
WC1	S 08°48'49" E	39.64'
WC2	N 81°15'14" W	31.22'
WC3	N 08°14'00" W	37.80'
WC4	S 84°10'00" E	29.01'

WETLAND D

Course	Bearing	Distance
WD1	S 26°51'22" E	44.26'
WD2	N 51°40'33" E	51.74'
WD3	N 08°26'13" E	59.73'
WD4	S 52°19'25" W	85.00'



NOTES

1) TRACT is DEED OVERLAP AREA BETWEEN D.B. 201-136 AND D.B. 234-1852. AREA OF TRACT A = 0.053 ACRES (2,311.4 S.F.)

2) PER ECS, LLP:

SOILS LOCATED ON-SITE

WB – IREDELL GRAVELLY LOAN

Anchor

Commercial options

Multi-Fam

- SF

LEGEND

- EXISTING IRON
- EXISTING IRON PIPE
- EXISTING IRON ROD
- IRON ROD SET
- CALC. PT.
- CONC. MONU.
- NAIL
- WETLAND FLAGGING
- WETLAND DATA POINT
- UPLAND DATA POINT
- WETLAND
- RIGHT-OF-WAY STAKE

TOTAL LOT AREA = 26.211 ACRES (1,141,782.9 S.F.)

LOCATION MAP

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5863, PAGE 182; BOOK 4363, PAGE 383; BOOK 4196, PAGE 425; BOOK 5620, PAGE 211); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS 13th DAY OF SEPTEMBER, 2016.

NORTH CAROLINA PROFESSIONAL SEAL L-5083 STEPHEN M. HALLSTROM

PROPERTY OF

PARKER LOUIS, LLC

PIN REFERENCE: 9860-87-8399
PROPERTY ADDRESS: 7410 OLD NC 86
DEED BOOK REFERENCE: 5863-162; 4196-413

PIN REFERENCE: 9860-97-2554
DEED BOOK REFERENCE: 5863-162; 4196-425

PIN REFERENCE: 9860-97-1158
DEED BOOK REFERENCE: 5863-162; 4196-425

PIN REFERENCE: 9860-97-9520
DEED BOOK REFERENCE: 4363-383

PIN REFERENCE: 9860-97-5382
DEED BOOK REFERENCE: 4196-425

PIN REFERENCE: 9860-07-0266
DEED BOOK REFERENCE: 5620-211

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

SCALE: 1" = 100'

REV: SEPT. 13, 2016
AUG. 19, 2016

0 50 100 200 300 400

FREEHOLD LAND SURVEYS, INC. C-165

P.O. BOX 188, CARRBORO, NC 27510
1777 FORDHAM BLVD. SUITE 104
CHAPEL HILL, NC 27514
PHONE 919-929-8090

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083

J21755