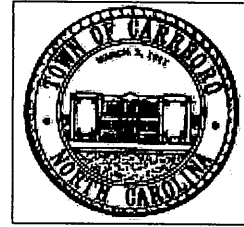


# TOWN OF CARRBORO

## PETITION FOR CHANGE OF ZONING



PETITIONER:

Parker Louis, LLC

DATE:

2.6.2019

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from RR to FLEX zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME Parker Louis, LLC  
ADDRESS: 301 Montclair way  
TELEPHONE #:( ) 919-422-6477
2. INTEREST IN PROPERTY(IES):  
owner
3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: Erbanks/Old Hwy 86 - 6 lots.
4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:
  - a. OWNER: Parker Louis LLC - 9860878399  
TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE 4.84 PARCEL: \_\_\_\_\_  
SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_  
EXISTING STRUCTURES AND USES: \_\_\_\_\_
  - b. OWNER: Parker Louis LLC - 9860972554  
TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE 5.93 PARCEL: \_\_\_\_\_  
SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_

EXISTING STRUCTURES AND USES:

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c. OWNER: Parker Louis LLC - 9860975382

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE: 2.43 PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_

EXISTING STRUCTURES AND USES:

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d. OWNER: Parker Louis LLC - 9860979520

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE: 12.67 PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_

EXISTING STRUCTURES AND USES:

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e. ~~Parker Louis LLC - 9870070266~~

f. ~~Ervin Cradle - 9870072362 - 1.02 acres~~ <sup>0.62 acres</sup>

5. NAMES AND ADDRESSES OF ALL PERSONS WHOSE PROPERTY OR ANY PART THEREOF IS WITHIN 1000 FEET IN ANY DIRECTION OF THE PROPERTY SOUGHT TO BE REZONED.

NAME	ADDRESS
Peng Family Trust	16309 Jousting Terrace, Rockville, MD 20851
Byron Chambers	3747 Sepulveda Blvd, Apt 18, Los Angeles, CA 90031
James Neville	7302 Old Hwy 86, Chapel Hill, NC 27516
Frankie Gladden	3747 Sepulveda Blvd, Apt 18, Los Angeles, CA 90031
Pamela Butler	2312 Blackwatch Circle, Marietta, GA 30008
Jeffrey Tate	1011 Highland Woods Rd, Chapel Hill, NC 27514
Ervin Cradle	402 Subanks Rd, Chapel Hill, NC 27514
Orange County	Po Box 8181, Hillsborough, NC 27278
Joan Hickey	7508 Old Hwy 86, Chapel Hill, NC 27516
Ervin Hunter Properties	2 Kenbridge Ct, Greensboro, NC 27410
Marsha Tranna	706 Subanks Rd, Chapel Hill, NC 27516
Jude King	Po Box 571, Chapel Hill, NC 27514

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES NO  
IF "YES", WHEN? \_\_\_\_\_

cont →

7. PLEASE SET OUT AND EXPLAIN THOSE CIRCUMSTANCES PERTINENT TO THE PROPERTY AND THE MANNER IT RELATES TO THE TOWN THAT DEMONSTRATE THAT THE PROPOSED ZONING DISTRICT CLASSIFICATION IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN. MORE SPECIFICALLY:

- (a) How do the potential uses in the new district classification relate to the existing character of the area?

SEE ATTACHED

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(b) In what way is the property proposed for rezoning peculiarly/particularly suited for the potential uses of the new district?

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(c) How will the proposed rezoning affect the value of nearby buildings?

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(d) In what way does the rezoning encourage the most appropriate use of the land in the planning jurisdiction?

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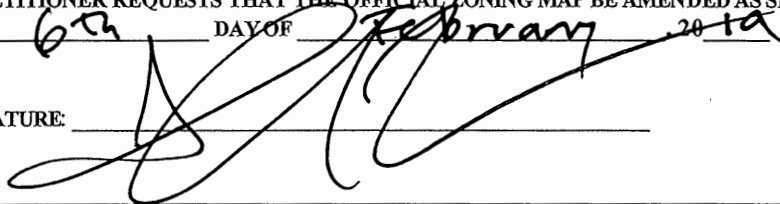
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WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 6th DAY OF February 2019

PETITIONER'S SIGNATURE: \_\_\_\_\_



**PLEASE NOTE:**

For all the persons identified under "5", please attach addressed envelopes with the correct postage. Oversight of this requirement could delay processing your rezoning request.

(cont.)

Attachment C-4 of 5

# Property within 1000' of Property

Sara Minton 7511 Old Hwy 86 Chapel Hill, 27516

Josef Woodman 7305 Old Hwy 86 Chapel Hill, 27516

Duke University Forestry 324 Blackwell St, Durham, 27701

Maduay Cotton 7202 Old Hwy 86, Chapel Hill 27516

Weiner 2435 Sedgefield Dr, Chapel Hill 27514

Kuo 107 Buena Vista Way, Chapel Hill 27514

Omair 111 Dranoland Rd, Chapel Hill 27516

Decker 109 Dublin Rd, Chapel Hill 27516

Raney/Ibarra 107 Dublin Rd, Chapel Hill 27516

Maller/Cummings 105 Dublin Rd, Chapel Hill 27516

William Klein 116 Old Spring Rd, Chapel Hill 27516

William Klein 1217 Ford Rd, Chapel Hill 27516

## Petition for Change of Zoning from RR to FLEX

7(a) The existing character of the area is a mix of vacant land, stand alone single family homes and the Morris Grove neighborhood of 23 lots (12 of the lots are vacant) . Morris Grove Elementary is across the street from the site as well as future plans for a park and middle school. This site was designated as a potential FLEX zone by the town.

(b) Under current zoning laws (RR), the property would produce +-20 large (+- 1 acre) single family lots. The change of zoning to a FLEX zone will allow a subdivision supplying a mixture of product: Commercial, Office, Small Single-Family lots, Multi-Family and a General Store. Much of this speaks directly to Carrboro Vision 2020, Development section 2.52, to "require the construction of diverse housing stock." It will also provide Carrboro with potentially more commercial inventory.

(c) The proposed rezoning will have a positive impact on the value of nearby homes. The site's single - family product will be modestly priced by Carrboro standards (+- \$300,000 homes) and the construction of commercial and office will increase the value of surrounding parcels.

(d) The most appropriate use of this property is to rezone it to a FLEX zone and Carrboro has been strongly pushing for this change. The town of Carrboro has consistently stated a desire to increase density (with mixed use) in this area and this rezoning will accomplish that.