

CONDITIONAL ZONING NOTES AND INFORMATION

Parcel Address: 106 Hill Street  
Carrboro, NC 27510

Orange County PIN No.: 9778-97-5883

The site plan is illustrative. The project as shown will require a conditional use permit. The applicant understands and accepts that approval of this site plan exhibit does not in any way relieve applicant from producing a site plan for the conditional use permit that fully complies with all applicable provisions of The Carrboro LUO.

Current Zoning Designation: R-7.5 and Lloyd-Broad Overlay District  
Proposed Zoning Designation: R-3 Conditional (R-3-CZ) and Lloyd-Broad Overlay District

Total Property Area: 0.17 acres  
7,405.20 sf

Proposed Use Classifications (see permissible use Table 15-146)  
1.111 Single Family Detached (one unit per lot)  
1.121 Single Family Detached (more than one unit per lot)

The maximum residential density of the project shall be limited to 3 single family residential dwelling units.

Proposed Setbacks, as approved by Variance dated June 16, 2021:  
10' front yard at Hill Street  
10' front yard at Broad Street  
15' rear yard  
10' side yard

Trees Removed - (3) Existing trees whose canopy covers approximately 40% of lot  
Trees / Canopy Coverage Provided: (5) Native Species as Selected by Town Arborist to be appropriate for topographical conditions of the site and to achieve 40 % Canopy Coverage at Maturity

Required Open Space: 2,962 sf (40% of area)  
Provided Open Space: 5,623 sf (area, shaded in green on Site Plan, excluding walkways, driveway, and "recreation space" - picnic shelter or gazebo)

Required Recreational Facilities per LUO Section 15-196: 31.17 (10.39 per Residence)  
Proposed Recreational Facilities: 32 Ponds (216 sf Picnic Shelter)

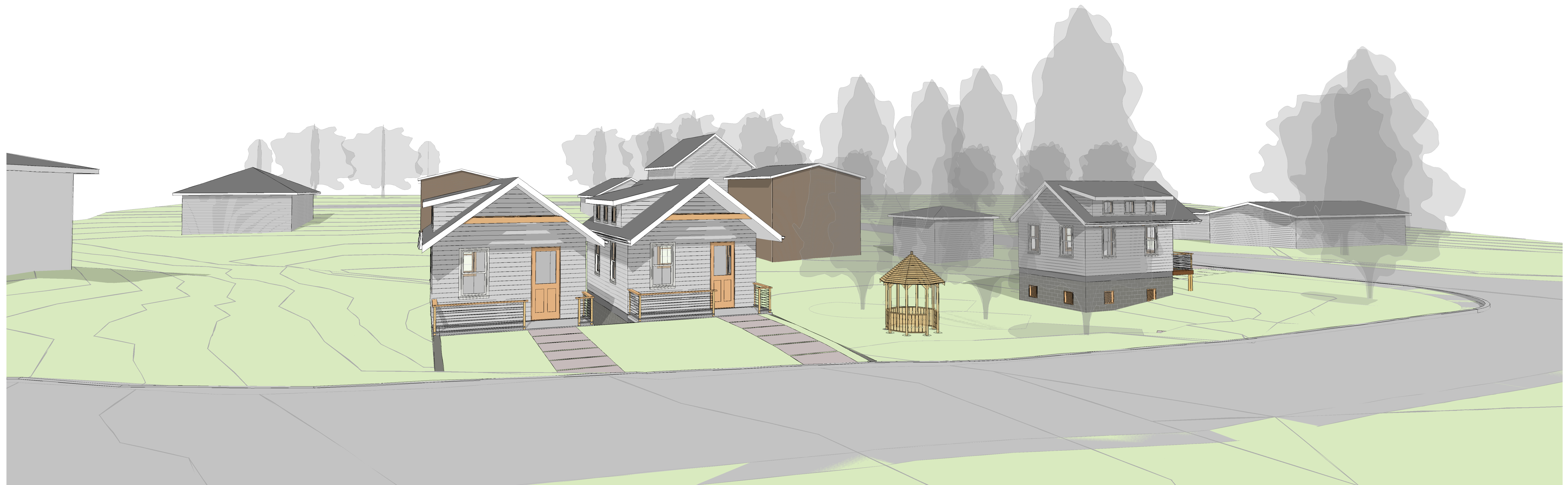
Parking Required: 3 Spaces, 1 per unit  
Parking Provided: 1 Space

Encroachments into Zone 1 and Zone 2 Stream Buffers Approved as Shown by Variance dated June 16, 2021

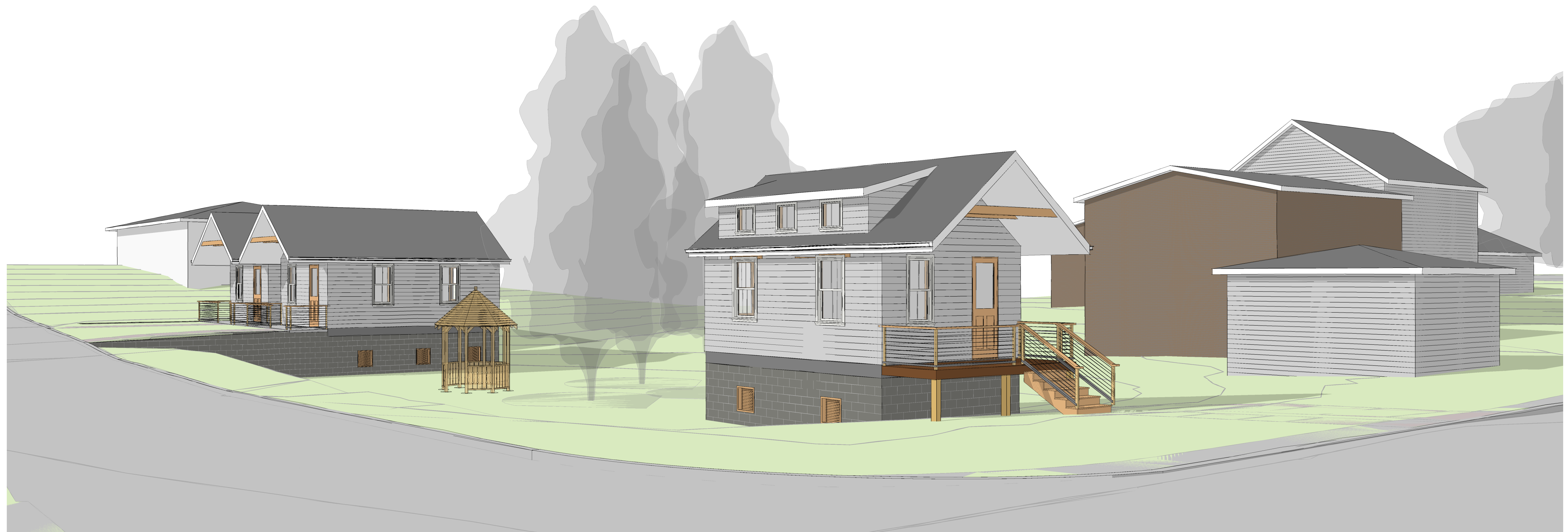
CONDITIONAL REZONING SITE PLAN  
106 HILL STREET  
09.28.2021







VIEW FROM BROAD STREET



VIEW FROM CORNER OF BROAD AND HILL

PROPOSED DEVELOPMENT AT 106 HILL STREET

**PEEWEE HOMES** 