

**AGENDA
CARRBORO BOARD OF ALDERMEN
TUESDAY, MARCH 22, 1994
7:30 P.M., TOWN HALL BOARD ROOM**

Approximate Time*

7:30 - 7:35 A. APPROVAL OF MINUTES OF PREVIOUS MEETING: March 15, 1994

7:35 - 7:45 B. RESOLUTIONS, PROCLAMATIONS AND CHARGES

7:45 - 7:55 C. REQUESTS FROM VISITORS AND SPEAKERS FROM THE FLOOR

 D. REQUEST TO SET PUBLIC HEARING

7:55 - 8:00 (1) **Street Closing Request/1994 Earth Day**
NP

Weaver Street Market has requested the closing of Weaver Street from the Main Street intersection to the North Greensboro Street intersection from 10:00 a.m. to 6:00 p.m. on Saturday, April 23, 1994 (rain date: April 30th) to accommodate 1994 Earth Day activities. It is requested that a public hearing to consider this street closing request be set for April 12, 1994.

 E. PUBLIC HEARING

8:00 - 10:00 (1) **Conditional Use Permit Request/Lake Hogan Farms**
P/15 **Subdivision**

Brad Young has applied for a conditional use permit which would allow for the development of 420 single-family detached dwelling units in seven phases on 310 acres. The Board of Aldermen must hold a public hearing to receive public comments before rendering a decision on the conditional use permit application. The administration is recommending that the Board of Aldermen approve the conditional use permit with conditions.

10:00 - 10:10 BREAK

 F. OTHER MATTERS

10:10 - 10:15 (1) **Joint Planning Public Hearing Dates for 1994**
NP

The administration recommends that the Board of Aldermen set April 14, 1994 and October 13, 1994 as the official Joint Planning Public Hearing dates for 1994.

10:15 - 10:20 (2) Cancellation of April 5th Board Meeting
NP

The administration recommends that the Board cancel its meeting scheduled for April 5, 1994.

10:20 - 10:30 G. MATTERS BY MANAGER

10:30 - 10:40 H. MATTERS BY TOWN ATTORNEY

10:40 - 10:50 I. MATTERS BY BOARD MEMBERS

*The times listed on the agenda are intended only as general indications. Citizens are encouraged to arrive at 7:30 p.m. as the Board of Aldermen at times considers items out of the order listed on the agenda.

BOARD OF ALDERMEN

ITEM NO. D(1)

AGENDA ITEM ABSTRACT

MEETING DATE: March 22, 1994

**SUBJECT: EARTH DAY 1994 CELEBRATION
PUBLIC HEARING REQUIRED FOR STREET CLOSING**

DEPARTMENT: PUBLIC WORKS DEPT.	PUBLIC HEARING: NO						
ATTACHMENTS: Street Closing Application Sketch	FOR INFORMATION CONTACT: Chris Peterson 968-7719						
THE FOLLOWING INFORMATION IS PROVIDED: <table><tr><td><input checked="" type="checkbox"/> Purpose</td><td><input type="checkbox"/> Summary</td><td><input type="checkbox"/> Analysis</td></tr><tr><td><input checked="" type="checkbox"/> Recommendation</td><td><input checked="" type="checkbox"/> Action Requested</td><td></td></tr></table>		<input checked="" type="checkbox"/> Purpose	<input type="checkbox"/> Summary	<input type="checkbox"/> Analysis	<input checked="" type="checkbox"/> Recommendation	<input checked="" type="checkbox"/> Action Requested	
<input checked="" type="checkbox"/> Purpose	<input type="checkbox"/> Summary	<input type="checkbox"/> Analysis					
<input checked="" type="checkbox"/> Recommendation	<input checked="" type="checkbox"/> Action Requested						

Purpose: Weaver Street Market has submitted a Street Closing Permit Application for the closing of Weaver Street from the Main Street intersection to the North Greensboro Street intersection from 10:00 a.m. to 6:00 p.m. on Saturday, April 23 (rain date: April 30) to accommodate Earth Day 1994 activities.

In accordance with Section 7-19 of the Town Code, a Public Hearing must be held to receive public input prior to issuing a Street Closing Permit.

Action Requested: To set a Public Hearing date.

Recommendation: The Administration recommends the setting of a Public Hearing for April 12, 1994.

PERMIT APPLICATION

CONCERNING THE USE OF STREETS AND PUBLIC RIGHT-OF-WAY FOR
STREET FAIRS, FESTIVALS, CARNIVALS, AND OTHER PUBLIC EVENTS

EVENT: Earth Day 1994

EVENT SPONSOR:

NAME: Weaver Street Market

ADDRESS: 101 E. WEAVER STREET Carrboro, NC

PHONE #: 929-0010

EVENT COORDINATOR (RESPONSIBLE PARTY):

NAME: Janet Schlaufman

ADDRESS: same as above

PHONE #: "

PROPOSED DATE AND TIME PERIOD DURING WHICH THE EVENT WILL BE CONDUCTED:

DATE: April 23 TIME PERIOD: FROM 10:00 AM/PM
TO 6:00 PM/AM

STREETS TO BE CLOSED:

Weaver Street

APPROXIMATE # OF PERSONS EXPECTED TO ATTEND THE EVENT: 400

ARE ANY SPECIFIC SERVICES REQUESTED OF THE TOWN? YES NO ☒
IF YES, PLEASE SPECIFY:

ONLY SERVICES INVOLVED IN CLOSING
STREET.

PLEASE ATTACH A SKETCH MAP SHOWING:

AREA WHERE EVENT IS TO TAKE PLACE

ANY STREETS TO BE CLOSED OR OBSTRUCTED

ANY BARRIERS OR TRAFFIC CONTROL DEVICES TO BE ERECTED

LOCATION OF ANY CONCESSION STAND, BOOTH OR OTHER TEMPORARY
STRUCTURES

LOCATION OF PROPOSED FENCES, STANDS, PLATFORMS, BENCHES OR
BLEACHERS

OTHER INFORMATION:

Rain date scheduled for following
weekend ; same times -

INSURANCE INFORMATION:

TRAVELERS WORKMANS Comp. ; JEFFERSON PILOT
GENERAL LIABILITY

NOTIFICATION OF CENTRAL COMMUNICATIONS (911)

The applicant is responsible for notifying Central Communications (911) on
the day of the event as to when the street is closed and when it is
reopened.

NOTIFICATION OF THE PUBLIC:

A Public Hearing is required for all street closing permit applications. The Public must be notified by a formal advertisement in a local newspaper. The Public Works Department will submit the advertisement copy to the newspaper, however, the advertisement will be at the Applicant's expense.

Any other notification of the Public of this event will be the Applicant's responsibility.

NOTIFICATION OF ABUTTING PROPERTY OWNERS:

The Applicant is responsible for notifying all abutting property owners of the Public Hearing. Such notification must be accomplished at least seven (7) days prior to the Public Hearing. This notification must include:

- a. the date, time, and location of the proposed street closing; and
- b. the date, time, and location of the Public Hearing as well as the subject matter of this Public Hearing.

The Public Works Department must receive in writing from the Applicant the following at least five (5) days prior to the Public Hearing:

- a. names of all property owners notified
- b. copy of the notification
- c. method used to notify these property owners (mail or hand delivery)

CLEAN-UP
TIMETABLE:

5:00 pm. to 6 pm. April 23RD

FEES:

\$ 50.00 APPLICATION FEE + cost of advertising for Public Hearing

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Talbotts

Weaver Street Market

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Carrboro Baptist Church

Spring Garden Bar & Grill

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BOARD OF ALDERMEN
AGENDA ITEM ABSTRACT

ITEM NO. E(1)

MEETING DATE: March 22, 1994

SUBJECT: Public Hearing for a Conditional Use Permit (CUP) Application for the Lake Hogan Farms Subdivision.

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>						
ATTACHMENTS: Staff Report Site Plans (full and reduced) Advisory Board Recommendations CUP Worksheet Area Location Map	FOR INFORMATION CONTACT: Keith Lankford 968-7712						
THE FOLLOWING INFORMATION IS PROVIDED:							
<table style="width: 100%;"><tr><td style="width: 33%;">(x) Purpose</td><td style="width: 33%;">(x) Action Requested</td><td style="width: 33%;">(x) Analysis</td></tr><tr><td>() Summary</td><td>(x) Recommendation</td><td></td></tr></table>		(x) Purpose	(x) Action Requested	(x) Analysis	() Summary	(x) Recommendation	
(x) Purpose	(x) Action Requested	(x) Analysis					
() Summary	(x) Recommendation						

PURPOSE:

Brad Young has applied for a Conditional Use Permit (CUP) which would allow for the development of 420 single family detached dwelling units in seven phases on 310 acres. The Board of Aldermen must hold a public hearing to receive public comments before rendering a decision on the CUP application. The Administration is recommending that the Board of Aldermen approve the CUP.

ANALYSIS:

See attached staff report.

RECOMMENDATION:

The Administration recommends that the Board of Aldermen approve the CUP application with the staff recommendations noted in the attached staff report.

ACTION REQUESTED:

To approve the CUP application with the noted staff recommendations. If this project is deemed to be controversial, then the Board of Aldermen may choose to delay action on this CUP application until the continuation meeting which has been scheduled for Tuesday, April 12, 1994.

STAFF REPORT

TO: Robert Morgan, Town Manager

DATE: March 22, 1994

SUBJECT: Lake Hogan Farms Subdivision--Conditional Use Permit

APPLICANT: Brad Young
Young-Jewell & Associates
P. O. Box 2725
Chapel Hill, N. C. 27514

PURPOSE: To allow construction of 420 single family detached dwelling units in seven phases on 310 acres of land.

EXISTING ZONING: 25.92 acres--RR (Rural Residential) District, 1 acre minimum lot size, since 1988.
282.34 acres--R-20 District, 20,000 square feet minimum lot size, since 1993 rezoning, RR 1988 to 1993.
1.74 acres--R-15 District, 15,000 square feet minimum lot size since 1988.

TAX MAP NUMBER: 7.109..2, 3, 4, 5, 5A, 6, 6A, 24, 25,

LOCATION: North of Homestead Road, around the existing Lake Hogan Farm Road

SIZE: 310 acres

EXISTING LAND USE: Several single family dwellings/farm uses

PROPOSED LAND USE: Major subdivision, use category 26.100 which will allow for 420 single family detached dwellings (use category 1.110).

SURROUNDING LAND USE: North--Vacant land, scattered single family dwellings, 1.110
South--single family dwellings, 1.110
East--vacant, University property
West--vacant

ZONING HISTORY: See description under "Existing Zoning" above.

PARTICULARLY RELEVANT ORDINANCE SECTIONS

- Section 15-187 Architecturally Integrated Subdivisions.
Section 15-196 Active Recreational Areas and Facilities Required.
Section 15-198 Passive Recreation and Usable Open Space.
Section 15-210 Street Classification.
Section 15-216 Street Width, Sidewalk, and Drainage Requirements in Subdivisions.
Section 15-199 Ownership and Maintenance of Recreational Areas and Required Open Space.

BACKGROUND

The Board of Aldermen granted a rezoning request in 1993 for the portion of this tract (located in the Transition Area I) from RR (rural residential) to R-20 except for a 100 foot wide area which retained its RR zoning. This 100 foot wide RR area borders the Stoney Hill Subdivision and the northern portion of the Homestead Hills Subdivision. The remaining RR zoning was not rezoned to R-20 at that same time because that would involve a modification to the Joint Planning Agreement between the Towns of Carrboro and Chapel Hill and Orange County.

This 100 foot wide RR area requires that the densities and setbacks specified for the RR zone must be met. This zoning does not prohibit development within 100 feet of the tract boundary, but does prohibit above ground structures within 20 feet of the tract boundary via the standard setback requirements as established by the Town's Land Use Ordinance.

ANALYSIS

This project is an architecturally integrated subdivision (AIS) with a total of 420 lots. There are 124 lots of approximately 1/4 quarter of an acre each which the applicant calls cluster lots, 119 lots of approximately 1/3 acre each, 104 lots of 1/2 acres each, and 73 lots of an acre or larger which the applicant calls estate lots. The various lots are designated on the plans by the letters "C", "T", "H", and "E" respectively.

There is a single structure of 4,000 square feet shown on the plans which is labelled as retail. Sheet 9 of the plans contains an enlarged site plan for the recreation/daycare/retail-office complex. This sheet also contains a note which indicates that the retail-office use in this 4,000 square foot structure will not be a permissible use until phase 1 is annexed into the Town, then the area must be rezoned to a zone which allows commercial uses, and then a new permit will have to be issued for that use.

STAFF RECOMMENDATIONS

Staff recommends approval of this project with the following conditions:

1. That the land owner (applicant) petition for voluntary annexation on a phase by phase basis prior to final plat approval of each phase.
2. That the location of the trail and the corresponding 50 foot easement to the Town of Carrboro be adjusted in the field to avoid overlapping lots if possible, and to avoid conflicts with OWASA manholes. That OWASA approve the location of the trail during the construction plan approval process. The applicant must remove the word future from the description of the six foot wide bike and pedestrian trail.
3. That additional information be submitted to, and approved by, the Town's consulting engineer for lots 20 and 21, to ensure that the proposed drainage system will render these lots as buildable lots. This shall be done during the construction plan approval process.
4. That joint maintenance agreements between all lots served by the private driveways be established prior to construction plan approval, and that the details for the private driveways be approved by the Public Works Director and the Fire Chief during the construction plan approval process. The driveway design must include mountable curbs around the landscape islands and the vegetation within the islands must be limited to grass.
5. That Duke Power and North Carolina Natural Gas approve the crossings of their easements by roads and storm water and/or sewer pipes prior to construction plan approval, and that any necessary modifications be made to the plans as required by these utility companies.
6. That any office/retail use in, or around, the recreation complex, shall require annexation of the phase that the site is in (ie.--phase 1), then a rezoning and a CUP amendment must be obtained from the Board of Aldermen.
7. That the recreation point requirements of the Land Use Ordinance be verified, and adjusted if necessary, during the construction plan approval process, and that children's playground equipment must account for at least 10 percent of the total recreation points which are required for this project (via the recreation points table in the Land Use Ordinance or the dollar value equivalent of those points as provided for in Appendix G of the Land Use Ordinance).

8. That the detailed design of the creek crossings must be provided during the construction plan approval process, and that all road crossings must meet the federal standards established for "bridges" under ASHTO HS-20.
9. That an application for a permit for the repair and reconstruction of the dam be made to the appropriate state agency upon issuance of the Conditional Use Permit, and that the lake not be refilled until such time as deemed safe and appropriate by the responsible state agency.
10. That the applicant relabel the open play fields as open play fields and associated parking.

**Summary of the Advisory Board Recommendations
Joint Review--Thursday, March 3, 1994
Lake Hogan Farms Subdivision**

Planning Board

1. That the Board of Aldermen deny the Conditional Use Permit for the Lake Hogan Farm Subdivision because of the Planning Board's concerns about:
 - (1) affordable housing,
 - (2) diverse housing types,
 - (3) cohesive connector road design,
 - (4) greenways/bikepaths along Bolin Creek.The Planning Board felt that the foregoing issues were not adequately addressed by the plan submitted by the applicant.

Transportation Advisory Board

1. That the site plans are not acceptable for the following reasons: (1) the site plan has only a western connector and a southern connector, (2) the site plan does not have a northern connector that fits in with the Connector Roads Plan Concept, and that the developer attempt to reconfigure the connector to create a direct northern connection. (See reconfiguration on sheet 7A of the site plans).
2. That if any revisions are made to the plans, then the developer should more accurately reflect the north-south connection desires that the Town expresses in their north-south connector road plan.
3. That the TAB endorses the interior layout of the plan and the circulation, with the exception of the lack of a direct north-south connector.

Appearance Commission

1. That the applicant bring to the Appearance Commission more detail concerning the sign/entry detail and the amenity/public areas. Also, consideration of a parking area for the clustering section and parking for the play fields.

PLANNING BOARD RECOMMENDATION


March 03, 1994

LAKE HOGAN FARM SUBDIVISION -- CUP REQUEST

MOTION WAS MADE BY TOM HIGH AND SECONDED BY SALLY EFIRD TO RECOMMEND THAT THE BOARD OF ALDERMEN DENY THE CONDITIONAL USE PERMIT FOR THE LAKE HOGAN FARM SUBDIVISION AS SUBMITTED BY THE APPLICANT BECAUSE OF THE PLANNING BOARD'S CONCERNS ABOUT THE FOLLOWING MATTERS WHICH THE PLANNING BOARD FELT WERE NOT ADEQUATELY ADDRESSED BY THE SUBMITTED PLAN:

1. Affordable housing
2. Diverse housing types
3. Cohesive connector roads design
4. Public access to the lake
5. Greenways/bikepaths along Bolin Creek

VOTE: AYES: 10 (High, Russell, Rintoul, Efird, Lackey, Leonard, Cheek, Richardson, Cohen, Rodemeir); NOES 0; ABSENT/EXCUSED 0.

 03/15/94
Robin Lackey, Chairman (date)

TRANSPORTATION ADVISORY BOARD

RECOMMENDATION

March 3, 1994

Mr. Brian Taylor moved that if any revisions to this plan are made, the developer more accurately reflect the north-south connection desires the Town expresses in their north-south connector roads plan. Mr. Neal Mochel seconded the motion.

VOTE: Ayes(Lane, Laudati, Mochel, E.Perry, Taylor, Zaffron)
 Noes(None)
 Abstain(H. Perry)

Alex Zaffron / [Signature]
Alex Zaffron, Chairman

3/4/94
March 4, 1994

TRANSPORTATION ADVISORY BOARD

RECOMMENDATION

March 3, 1994

Ms. Heidi Perry moved that the TAB would like to have it on record to the Board of Aldermen that they endorse the interior layout of the plan and the circulation; with the exception of the lack of a direct north-south connector. Mr. Neal Mochel seconded the motion.

VOTE: Ayes(Mochel, H. Perry, Taylor, Zaffron)
 Noes(E. Perry)
 Abstain(Lane, Laudati)

Alex Zaffron / Chair
Alex Zaffron, Chairperson

3/4/94
March 4, 1994

TRANSPORTATION ADVISORY BOARD

RECOMMENDATION

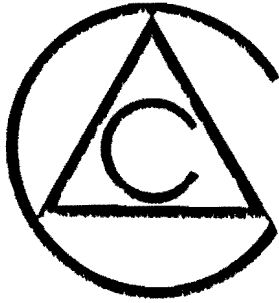
March 3, 1994

Mr. Neal Mochel moved that the site plans for the Lake Hogan Farm Subdivision are not acceptable for the following reasons: (1) The site plan has only a western connector and a southern connector, (2) the site plan does not have a northern connector that fits in with the Connector Roads Plan Concept. The ^{TAB} recommends that the developer attempt to reconfigure the connector to create a direct northern connection. Mr. Richard Laudati seconded the motion; with a friendly amendment that a stub-out on Lake Hogan Farm Road be shown as an eastern connector.

VOTE: Ayes(Lane, Laudati, Mochel, E.Perry, Taylor, Zaffron)
 Noes(None)
 Abstain(H. Perry)

Alex Zaffron
Alex Zaffron, Chairman

3/4/94
March 4, 1994



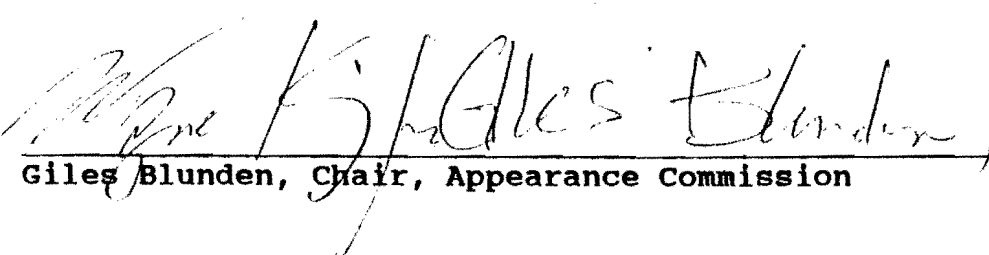
Appearance Commission

Recommendation

Thursday, March 3, 1994

I. Lake Hogan Farms Subdivision

Brother Peacemaker moved that the applicant bring to the Appearance Commission more detail concerning the sign/entry detail and the amenity/public areas. Also, consideration of a parking area for the clustering section and parking for the play fields. Mary Cameron seconded the motion. The vote was: Ayes, five (5), Giles Blunden, Mary Cameron, Brother Peacemaker, Marobeth Ruegg, and Wendy Wenck; Noes, Zero (0), Absent/Excused four (4), John Dunkle, Ann Leonard, John Van Fleet, Liz Sherouse, and Liaison, Jay Bryan.


Giles Blunden, Chair, Appearance Commission

March 3, 1994

CONDITIONAL OR SPECIAL USE PERMIT WORKSHEET

I. COMPLETENESS OF APPLICATION

- ☐ The application is complete.
- ☐ The application is incomplete: _____

II. COMPLIANCE WITH THE ORDINANCE REQUIREMENTS

- ☐ The application complies with all applicable requirements of the Land Use Ordinance.
- ☐ The application is not in compliance with all applicable requirements of the Land Use Ordinance for the following reasons: _____

III. CONSIDERATION OF PROPOSED CONDITIONS

If the application is granted, the permit shall be issued subject to the following conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Board, a copy of which is filed in the Carrboro Town Hall. Any deviations from or changes in these plans must be submitted to the Zoning Administrator in writing and specific written approval obtained as provided in Section 15-64 of the Land Use Ordinance.
2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect.

IV. GRANTING THE APPLICATION

- ☐ The application is granted, subject to the conditions agreed upon under Section III of this worksheet.

V. DENYING THE APPLICATION

☐ The application is denied because it is incomplete for the reasons set forth above in Section I.

☐ The application is denied because it fails to comply with the Ordinance requirements set forth above in Section II.

☐ The application is denied because, if completed as proposed, the development more probably than not:

1. Will materially endanger the public health or safety for the following reasons:

2. Will substantially injure the value of adjoining or abutting property for the following reasons:

3. Will not be in harmony with the area in which it is to be located for the following reasons:

4. Will not be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Board of Aldermen for the following reasons:

Hogan Farm Subdivision Location Map



City Limits
Property Lines
Jurisdiction Limits

Map prepared by Deborah Squires
for Carrboro Planning Dept.
Not to be used for conveyance
March 10, 1994

0 2000 4000

March 15, 1994

To: Ms. Ellie Kinnaird
From: Carolyn Miller
400 Stony Hill Road
Chapel Hill, NC 27516
Re: Hogan Farm Development

I am providing you with a copy of the transcript of Jay Bryan's response to the rezoning request for Hogan Farm Development, after which he voted against the request.

PS. also am enclosing a copy of The letter we sent to Roy Williston re "buffer" and ordinance req. re AIS & setbacks.

Carolyn

Jay Bryan
Bd of Aldermen
Hogan Farm Dev

With regard to the proposed zoning, the issue before this Board to consider is whether or not pursuant to 15-325 of our Land Use Ordinance this rezoning advances the public health, safety or welfare. In reaching my opinions I have read all the letters that have been sent to us, I have reviewed the minutes of the public hearing, I have listened to the tape of the Planning Board meeting, I have recalled my vote on the rezoning in 1988, I have reviewed my history and our Board's history of being involved in pushing for smaller area planning in this area and I have considered my experience with and overall application of planning principles. Based on those things I think there is not sufficient basis for believing that this rezoning will advance the public safety or health. If anything the doubling of the density for a property of this size quite probably will have both a short-term and long-term impact on the health and safety of our citizens by encumbering our infrastructure, our water, our roads and our schools.

It is with the issue of whether the rezoning advances the public welfare that I have more difficulty. Certainly the impact on our school system which is already overburdened and our roads in this area will be substantial and will require additional expenditures of large sums of money, some of which will come from our state, the majority from the county tax payers. It has been contended that this rezoning will add to our tax base. We in fact have not had any evidence to support that contention and there has been no proof to support the position that the expenditures associated with this type of development--this mass type of development--will be offset by the taxes paid by people who might buy property within the area rezoned.

In fact based on the past history in Carrboro, where we have seen phenomenal development in 1988, taxes have certainly not decreased and in fact have increased, and this year you know our Town Manager has proposed taxes will be raised by a proposed fifteen percent and that includes the impact of the revaluation. In fact we are now suffering because the apartments that people put so much faith in, in terms of development in the 1980's in terms of producing tax revenues have actually lost value in this year's evaluation. So I don't think we can count on this growth to provide the tax revenues to pay for the impact that any development of this property will have. The fact of the matter is that we don't know what the developer is going to do with the property. Mr. Marshall indicated that with regard to the use of the property and the location of the housing with regard to the trees and pastures. First of all we are instructed not to consider those representations. Secondly, there is no reason that that kind of development could not be done with the density as it is now located. There has been no showing made to us that an increase in density will be necessary to achieve the same kind of plan that would use the one acre density. There is no reason why any kind of development of that property as suggested by Brad could not be done with the current density. And there has been no reason offered why it needs to be increased to be able to do

open space and in the presentation to the Planning Board the developer said it is an open space type development. It in fact uses the open space that is already there and to some degree may offer some additional open space. An open space plan in fact sets aside a large percentage of the land and in the case of the development that we saw earlier, it was about 25 percent. I don't know what the actual thing is, I'm just saying that the flexibility allows there to be a lot less. I think you should consider, people on this Board who are concerned about expenditures and taxes--the cost--who is going to pay for the strain on the infrastructure. We have yearly complaints about the taxes. As I said earlier, we are being asked to raise the taxes by a lot this year. In addition, the school bond that was approved last year, barely, barely was approved. We know we have needs for more schools and we are going to need more schools as a result of the development that is done in this area. Why are we not considering the rezoning and the development of the properties that are on the south side of Homestead, which are several hundred homes and several hundred acres before we begin the process of rezoning north of Homestead?

The last point I would make is that the benefit to Carrboro is not clear in itself, and I would just urge you to consider all these factors in the vote on the rezoning.

March 1, 1994

Roy Williston, Director and the Carrboro Planning Board
Carrboro Planning Department
Town of Carrboro
Carrboro, NC 27510

Re: Proposed Site Plan Application for Hogan Farm Inc.
Development

Dear Planning Department and Planning Board:

Upon reviewing the proposed site plan for the development of Hogan Farm, we the neighborhood residents of Stony Hill, oppose the following aspects of the plan that deviate from the applicant's previously stated intentions as well as Carrboro's zoning regulations.

At the Hogan Farm Inc. Rezoning Public Hearing on April 15, 1993, the applicant stated that they were going to build clustered housing interspersed with ample open space. As you can see from the submitted plans, their present application calls for an uninterrupted area of individual lots and cul de sacs that emphasize the worst aspects of suburban sprawl. This lack of imaginative design and site planning not only affects Stony Hill but all of the surrounding community.

At the April 15th Hearing the applicant also promised that a 100 foot buffer area would be provided along the northern and eastern boundaries of the Stony Hill subdivision. At their presentation to the boards, the applicant implied that this was a strip of land in which no development activity was taking place.

We now know that our community was misled by this graphic depiction and the misuse of the term "buffer", which commonly denotes an undeveloped barrier zone between two areas. The applicant's submitted plan does not preserve this space adequately. On the northside of Stony Hill (the southern boundary of Hogan Farm), Chris Hogan Lane (a private road) is slated to come right up against our property lines. On the east side of Stony Hill, the plan shows individual lots within the 100 foot "buffer" area that are too small for RR zoning.

Clearly these small lots, marked on the current plan as lots 168E - 177E on Ridgeview Drive and lot 159E on the adjacent subcollector, are in violation of present zoning, which preserves the RR zoning district 100 feet from Stony Hill into the Hogan Farm property.

As for Chris Hogan Lane, its placement does not legally violate any regulations, just our good faith in the applicant's promise to provide a buffer. As currently proposed, this road will remove what little screening vegetation exists along some parts of the property line (see attached plan) and bring the road itself well within the pledged "buffer".

Optimally, Chris Hogan Lane should be moved out of this area. At the very least, the road should be placed no closer than 35 feet from the property line. The existing vegetation in this narrower area should then be preserved and protected from any roadwork and augmented with additional planting. Such additional screening was required of Arcadia, and we feel strongly that a similar effort should be made here, at the very least.

Please take the above issues into consideration and note that we will continue to monitor the development of Hogan Farm and hold the applicant accountable to their original stated intentions and all legal requirements.

Sincerely,

Carolyn Miller

Lynne Jaffe

Alan Finkel

John Hartley

Art. XII DENSITY AND DIMENSIONAL REGULATIONS

cluster subdivisions.

Section 15-187 Architecturally Integrated Subdivisions.

(a) In any architecturally integrated subdivision, the developer may create lots and construct buildings without regard to any minimum lot size or setback restrictions except that: (AMENDED 2/22/83; 4/24/84)

- (1) Lot boundary setback requirements shall apply where and to the extent that the subdivided tract abuts land that is not part of the subdivision; and
- (2) Each lot shall be of sufficient size and dimensions that it can support the structure proposed to be located on it, consistent with all other applicable requirements of this chapter.

(b) The number of dwelling units in an architecturally integrated subdivision may not exceed the maximum density authorized for the tract under Section 15-182.

(c) To the extent reasonably practicable, in residential subdivisions the amount of land "saved" by creating lots that are smaller than the standards set forth in Section 15-181 shall be set aside as usable open space.

(d) In selecting land to be set aside as usable open space the developer shall choose areas from the following categories in descending order of importance before designating other land for this use. (AMENDED 11/11/86; 05/15/90)

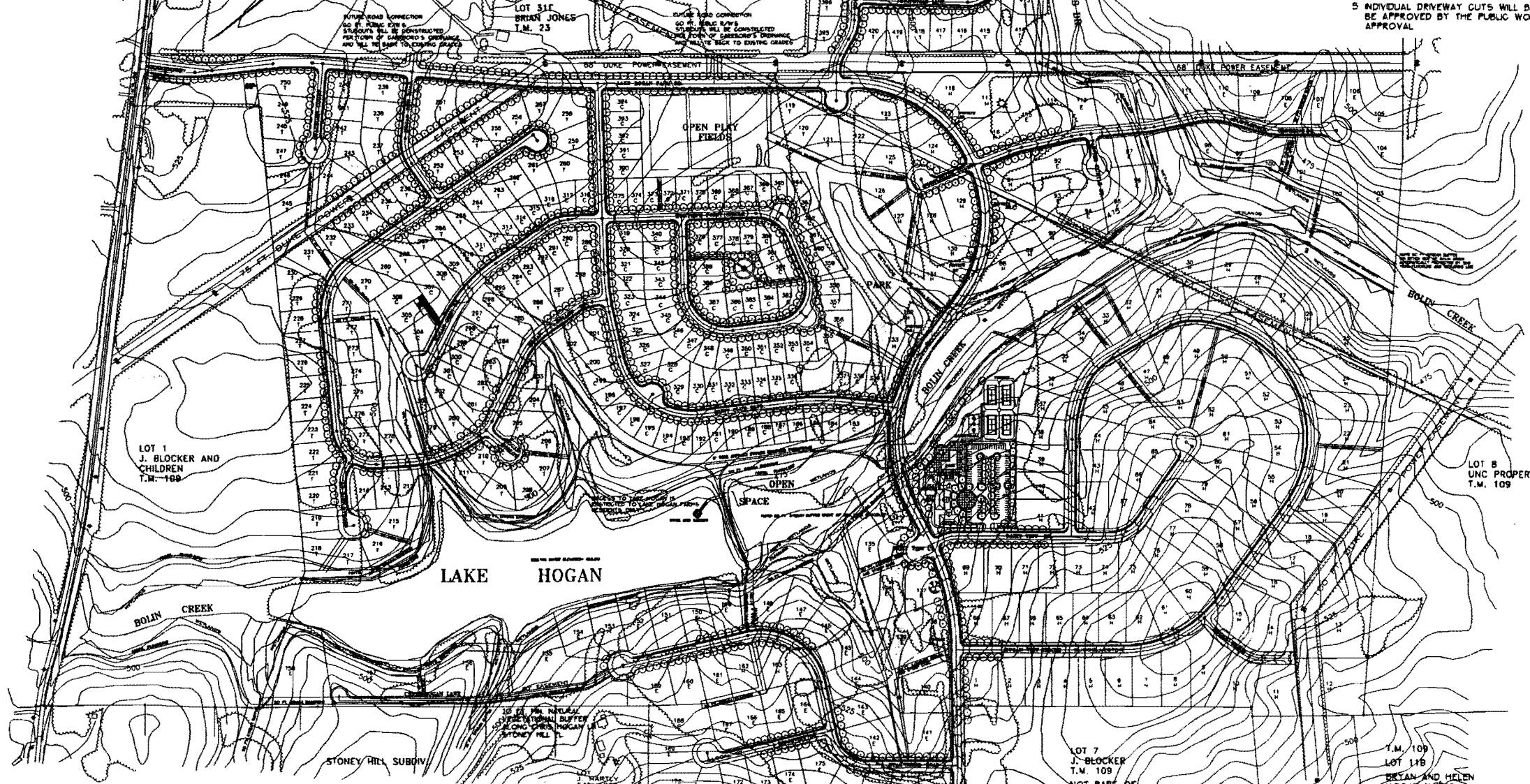
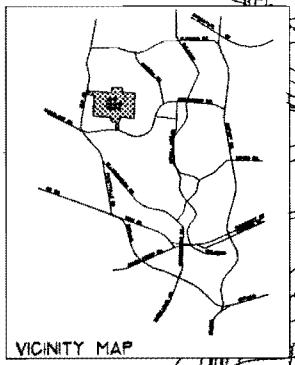
Category #1: designated buffer areas together with the floodway and floodplain they are buffering;

Category #2: lands with slopes greater than 15%.

Category #3: other hazard areas; other environmentally sensitive areas; land serving as noise and privacy buffers (if the developer so chooses) and natural areas as identified in the Inventory of Natural Areas and Wildlife Habitat of Orange County, N.C.

Category #4: other hazard areas; other environmentally sensitive areas; land serving as noise and privacy buffers (if the developer so chooses).

(e) The amount of usable open space required to be set aside under Subsection (d) above shall not exceed twenty-five (25%) percent of the tract. (AMENDED 05/15/90)



NOTE: ALL OPEN SPACE AT LAKE HOGAN FARMS SHALL BE HELD BY THE LAKE HOGAN FARMS HOMEOWNERS ASSOCIATION. A 50 FT. ACCESS EASEMENT SHALL BE GRANTED THE TOWN WEST OF LAKE HOGAN FARM ROAD. THIS EASEMENT SHALL BE CENTERED ON A 6 FT. WIDE ASPHALT TRAIL. EAST OF LAKE HOGAN ROAD A 50 FT. EASEMENT GENERALLY FOLLOWING THE OHAWA 30 FT. OUTFALL EASEMENT WILL BE GRANTED THE TOWN. THE DEVELOPER HAS NOT INCLUDED THIS SECTION OF TRAIL IN THE REC POINTS. THE DEVELOPER WILL INSHUT THAT ALONG PERMIT THE TRAIL WITHIN THEIR EASEMENT TO REDUCE TREE REMOVAL AND FILL. THE DEVELOPER ALSO GIVES THE TOWN OF GARSDORO A TRAIL EASEMENT OVER THE JONES CREEK SEWER OUTFALL.

REFER TO SHEET 2 FOR ZONING DISTRICT BOUNDARIES AND AREAS.

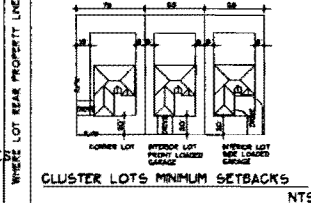
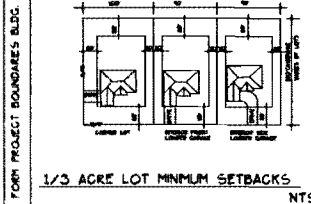
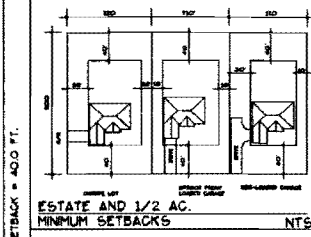
DATA:

ZONING DISTRICT TABULATION(SEE PHASING PLAN)		R-R	25.92 ACRES					
		R-20	282.34 ACRES					
		R-15	1.74 ACRES					
OPEN SPACE REQUIRED		44.86 ACRES(SEE PHASING PLAN)						
OPEN SPACE: ALL PRIVATELY OWNED		69.48 ACRES						
TRACT SIZE:		310 ACRES						
TOTAL NO. OF LOTS:		420 LOTS						
PROPOSED DENSITY:		1.35 LOTS/ACRE						
PHASE #	1	2	3	4	5	6	7	TOTAL
CLUSTER LOTS (C)	26	9	23	12	30	5	19	124
1/3 AC. LOTS(T)	0	18	15	27	14	19	26	119
1/2 AC. LOTS (H)	20	22	12	17	16	17	0	104
ESTATE LOTS (E)	11	12	11	12	3	0	24	73
NO. OF LOTS/PHASE	57	61	61	68	63	41	69	420
SIZE OF PHASE(AC.)	54	42	41	37	42	40	46	303
RETAIL/OFFICE/POOL AREA		5.66 AC.						

BUILDING SETBACKS: ARCHITECTURALLY INTEGRATED COMMUNITIES
NOTE: VARIOUS SETBACKS MEET OR ARE LESS THAN TOWN STANDARDS
THE DEVELOPER WILL REQUIRE LARGER SETBACKS NOT ENFORCEABLE BY THE ZONING DEPT. SEE LOT CHART BELOW

LOT SIZE IN APPROX. ACREAGE	AVERAGE (NOT MIN.) STANDARD LOT SIZE DIMENSIONS	FRONT SETBACKS	SIDE SETBACK	SIDE SETBACKS TOTAL MINIMUM	SIDE SETBACK STREET CORNER SIDE	REAR SETBACK
ESTATE LOTS	110' X 250'	40'	15'	30'	25'	20' MIN
1/2 ACRE LOTS	110' X 200'	40'	15'	30'	25'	20' MIN
1/3 ACRE LOTS	90' X 150'	30'	10'	20'	20'	20' MIN
CLUSTER LOTS	65' X 130'	20'	8'	16'	15'	20' MIN
PROJECT WALLS				15'		

- NOTE: 1. ALL SETBACKS GIVEN ARE TO BUILDING FOUNDATION WALLS.
2. PROJECTIONS OFF BUILDINGS SUCH AS FIREPLACES, BAY WINDOWS, AND EAVE OVERHANGS ARE PERMITTED WITHIN THE SETBACK AREA.
3. MINIMUM ROAD FRONTAGE FOR FLAG AND PE SHAPED LOTS IS 30 FT.
4. THERE SHALL BE NO DIRECT INDIVIDUAL DRIVEWAYS OFF LAKE HOGAN FARM ROAD.
5. INDIVIDUAL DRIVEWAY CUTS WILL BE SHOWN ON FINAL CONSTR. DRAWING AND WILL BE APPROVED BY THE PUBLIC WORKS DEPT. PRIOR TO FINAL CONSTR. DRAWING APPROVAL.



DEVELOPMENT'S OWN SETBACK STANDARDS

STREET TABLE:

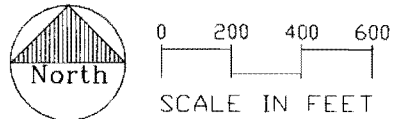
STREET NAME	TYPE	R/W	PAVE WIDTH	SIDE WALK
1. LAKE HOGAN FARM ROAD	COLLECTOR	60 FT.	36 FT.	YES
2. HOGAN WEN CIRCLE	SUB	60 FT.	36 FT.	YES
3. DART WEN DRIVE	COLLECTOR	60 FT.	36 FT.	YES
4. HOGAN TRAIL	LOCAL	60 FT.	36 FT.	NO
5. BUCKHORN CREEK ROAD	COLLECTOR	60 FT.	36 FT.	YES
6. PARKED RUTLE COURT	COLLECTOR	60 FT.	36 FT.	YES
7. BUCKHORN BLVD	COLLECTOR	60 FT.	36 FT.	YES
8. BUCKHORN LANE	LOCAL	60 FT.	36 FT.	YES
9. HOGAN BLVD	COLLECTOR	60 FT.	36 FT.	YES
10. PARKED RUTLE COURT	COLLECTOR	60 FT.	36 FT.	YES
11. HOGAN BLVD	COLLECTOR	60 FT.	36 FT.	YES
12. HOGAN BLVD	COLLECTOR	60 FT.	36 FT.	YES
13. HOGAN BLVD	COLLECTOR	60 FT.	36 FT.	YES
14. HOGAN BLVD	COLLECTOR	60 FT.	36 FT.	YES
15. STAGHORN COURT	COLLECTOR	60 FT.	36 FT.	YES
16. CHINA HOGAN LANE	PRIVATE	60 FT.	36 FT.	NO
17. STAGHORN ROAD	COLLECTOR	60 FT.	36 FT.	YES
18. HOGAN BLVD	LOCAL	60 FT.	36 FT.	YES
19. HOGAN BLVD	LOCAL	60 FT.	36 FT.	YES
20. HOGAN BLVD	LOCAL	60 FT.	36 FT.	YES
21. DART WEN CT	COLLECTOR	60 FT.	36 FT.	NO
22. BUCKHORN CT	COLLECTOR	60 FT.	36 FT.	YES
23. HOGAN BLVD	COLLECTOR	60 FT.	36 FT.	YES

RECREATIONAL POINTS

TYPE OF FACILITY	POINTS/S.F.	SQUARE FEET	TOTAL POINTS
CLUBHOUSE	508	4000	2032
SWIMMING POOL	463	4200	1944.6
SWIMMING POOL PATIO	020	12000	240
4 TENNIS COURTS	025	28,800	720
BASKETBALL COURT	058	2,400	139
VOLLEYBALL COURT	014	1,800	25
Hiking/Bike Trail	016	30,000	480
PLAY EQUIPMENT	107	4077.5	436.3
GAZEBO/DOCK	326	1,500	489
PICNIC SHELTER	148	2 x 250	74
CHILD'S POOL	463	308	142.6
HOT SPA	463	78	36
RECREATION POINTS PROPOSED:			6708.5
RECREATION POINTS REQUIRED:			4363

SHEET INDEX:

SITE PLAN	1
PHASING PLAN	2
UTILITY PLAN	3
LANDSCAPE PLAN	4
EXISTING CONDITIONS	5
100 SCALE SOUTHEAST	6
100 SCALE NORTHEAST	7
100 SCALE WEST	8
DETAILS	9



Young • Jewell + Associates, PA
Landscape Architects
Land Planners
P.O. Box 2725
Chapel Hill, NC 27515
919-923-8170
Fax: 919-923-9171

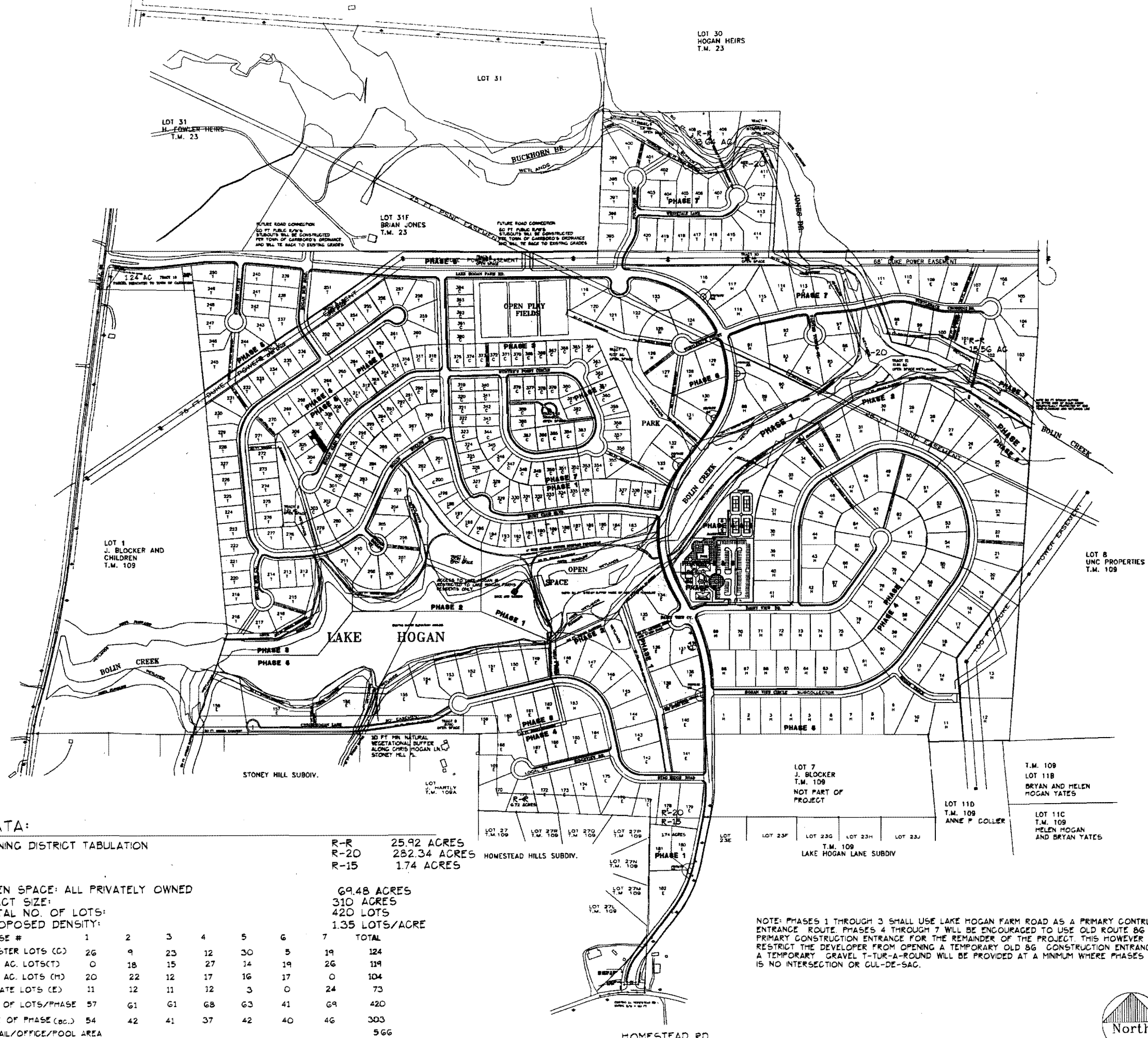
PROJECT NAME:
LAKE HOGAN FARMS
PROJECT ADDRESS:
LAKE HOGAN FARM ROAD
TAX MAP NO. T.M. 109-LOTS: 2,3,4,5,6,GA,24,25

CLIENT/OWNER:
CAROLINA AMERICAN LLC
DALE E. REDFOOT - PRESIDENT
ADDRESS:
123 BLACKCHERRY LN.
CHAPEL HILL, NC
919-929-0510

SITE PLAN

SHEET NO.
1

DATE: MARCH 2, 1994



DATA:

ZONING DISTRICT TABULATION

R-R 25.92 ACRES
R-20 282.34 ACRES
R-15 1.74 ACRES

OPEN SPACE: ALL PRIVATELY OWNED
TRACT SIZE:
TOTAL NO. OF LOTS:
PROPOSED DENSITY:

69.48 ACRES
310 ACRES
420 LOTS
1.35 LOTS/ACRE

PHASE #	1	2	3	4	5	6	7	TOTAL
CLUSTER LOTS (C)	26	9	23	12	30	5	19	124
1/3 AC. LOTS (T)	0	18	15	27	14	19	26	119
1/2 AC. LOTS (H)	20	22	12	17	16	17	0	104
ESTATE LOTS (E)	11	12	11	12	3	0	24	73
NO OF LOTS/PHASE	57	61	61	68	63	41	69	420
SIZE OF PHASE (AC.)	54	42	41	37	42	40	46	303
RETAIL/OFFICE/POOL AREA								566

NOTE: PHASES 1 THROUGH 3 SHALL USE LAKE HOGAN FARM ROAD AS A PRIMARY CONSTRUCTION ENTRANCE ROUTE. PHASES 4 THROUGH 7 WILL BE ENCOURAGED TO USE OLD ROUTE 86 AS THE PRIMARY CONSTRUCTION ENTRANCE FOR THE REMAINDER OF THE PROJECT. THIS HOWEVER DOES NOT RESTRICT THE DEVELOPER FROM OPENING A TEMPORARY OLD 86 CONSTRUCTION ENTRANCE EARLIER THAN ANTICIPATED. A TEMPORARY GRAVEL T-TUR-A-ROUND WILL BE PROVIDED AT A MINIMUM WHERE PHASES END WHERE THERE IS NO INTERSECTION OR CUL-DE-SAC.



0 200 400 600
SCALE IN FEET

Young • Jewell
+ Associates, PA
Landscape Architects
Land Planners
0 800 378
412-353-3015
Chapel Hill, NC 27516
FAX

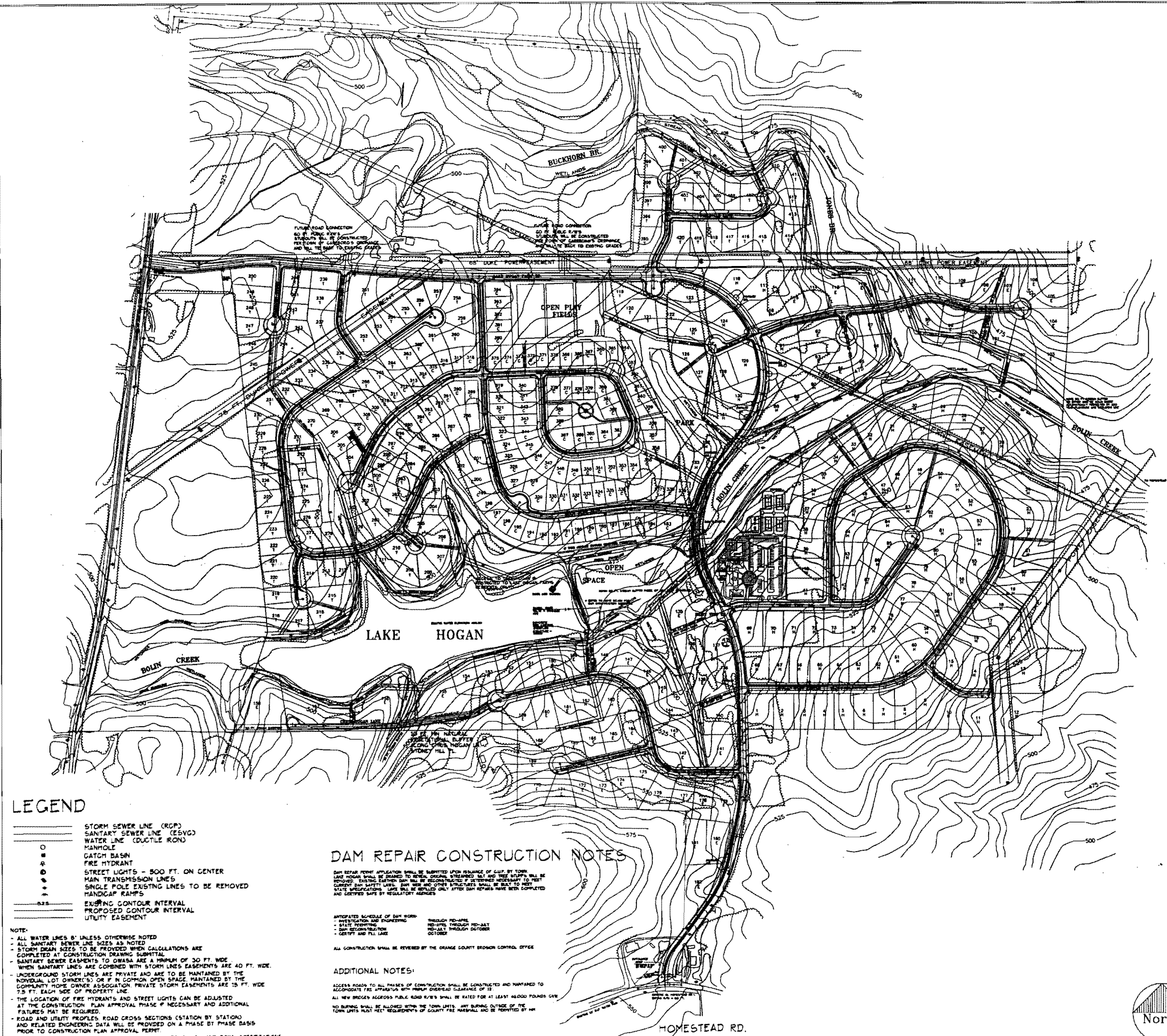
PROJECT NAME:
LAKE HOGAN FARMS
PROJECT ADDRESS:
LAKE HOGAN FARM ROAD
TAX MAP NO. T.M. 109-LOTS: 2,3,4,5,6,GA24,25

CLIENT/OWNER:
CAROLINA AMERICAN L.L.C.
DALE E. REDFOOT - PRESIDENT
ADDRESS:
123 BLACKCHERRY LN.
CHAPEL HILL, NC
919-924-0510

SHEET TITLE:
PHASING PLAN

SHEET NO.
2

DATE: MARCH 2, 1994



- LEGEND**
- STORM SEWER LINE (RGP)
 - SANITARY SEWER LINE (CSYG)
 - WATER LINE (DUALITY RND)
 - MANHOLE
 - GATCH BASIN
 - FIRE HYDRANT
 - STREET LIGHTS - 800 FT. ON CENTER
 - MAIN TRANSMISSION LINES
 - SINGLE POLE EXISTING LINES TO BE REMOVED
 - HANDICAP RAMPS
 - EXISTING CONTOUR INTERVAL
 - PROPOSED CONTOUR INTERVAL
 - UTILITY EASEMENT
- NOTE:**
- ALL WATER LINES 8" UNLESS OTHERWISE NOTED
 - ALL SANITARY SEWER LINES 12" UNLESS OTHERWISE NOTED
 - STORM DRAIN SIZES TO BE PROVIDED WHEN CALCULATIONS ARE COMPLETED AT CONSTRUCTION DRAWING SUBMITTAL
 - SANITARY SEWER EASEMENTS TO OWASA ARE A MINIMUM OF 30 FT. WIDE. WHEN SANITARY LINES ARE COMBINED WITH STORM LINES EASEMENTS ARE 40 FT. WIDE.
 - UNDERGROUND STORM LINES ARE PRIVATE AND ARE TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR IF IN COMMON OPEN SPACE MAINTAINED BY THE COMMUNITY HOME OWNER ASSOCIATION PRIVATE STORM EASEMENTS ARE 15 FT. WIDE 7.5 FT. EACH SIDE OF PROPERTY LINE.
 - THE LOCATION OF FIRE HYDRANTS AND STREET LIGHTS CAN BE ADJUSTED AT THE CONSTRUCTION PLAN APPROVAL PHASE IF NECESSARY AND ADDITIONAL FEATURES MAY BE REQUIRED.
 - ROAD AND UTILITY PROFILES, ROAD CROSS SECTIONS (STATION BY STATION) AND RELATED ENGINEERING DATA WILL BE PROVIDED ON A PHASE BY PHASE BASIS PRIOR TO CONSTRUCTION PLAN APPROVAL PERMIT.
 - ALL PUBLIC UTILITIES SHALL BE DESIGNED AND BUILT TO OWASA AND TOWN SPECIFICATIONS.

DAM REPAIR CONSTRUCTION NOTES

DAM REPAIR PERMIT APPLICATION SHALL BE SUBMITTED UPON RECEIPT OF CALL BY TOWN OF LAKE HOGAN. DAM SHALL BE REPAIRED TO ORIGINAL DESIGN AND SHALL BE MAINTAINED. EXISTING DAM SHALL BE RECONSTRUCTED IF DETERMINED NECESSARY TO MEET CURRENT OWASA/TOWN LAWS. DAM REPAIR SHALL BE COMPLETED WITHIN 180 DAYS OF PERMIT ISSUANCE. DAM SHALL BE REPAIRED ONLY AFTER DAM REPAIRS HAVE BEEN COMPLETED AND CERTIFIED SAFE BY REGULATORY AGENCIES.

ANTICIPATED SCHEDULE OF DAM WORK:

- INVESTIGATION AND ENGINEERING
- EARTH MOVING
- DAM RECONSTRUCTION
- GRADY AND FILL LAKE
- THROUGH PERMIT
- NO-IMPACT THROUGH PERMIT
- NO-IMPACT THROUGH PERMIT
- NO-IMPACT THROUGH PERMIT

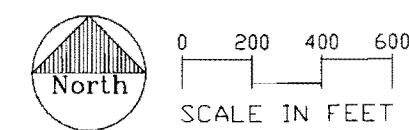
ALL CONSTRUCTION SHALL BE REVIEWED BY THE ORANGE COUNTY BROWARD CONTROL OFFICE.

ADDITIONAL NOTES:

ACCESS ROAD TO ALL PHASES OF CONSTRUCTION SHALL BE CONSTRUCTED AND MAINTAINED TO ACCOMMODATE FIRE APPARATUS WITH MINIMUM OVERHEAD CLEARANCE OF 13'.

ALL NEW BRIDGES ACROSS PUBLIC ROAD R/W'S SHALL BE RATED FOR AT LEAST 40,000 POUNDS G/V.

NO BURNING SHALL BE ALLOWED WITHIN THE TOWN LIMITS. ANY BURNING OUTSIDE OF THE TOWN LIMITS MUST BE IN ACCORDANCE WITH COUNTY FIRE DEPARTMENT AND BE PERMITTED BY FIRE DEPARTMENT.



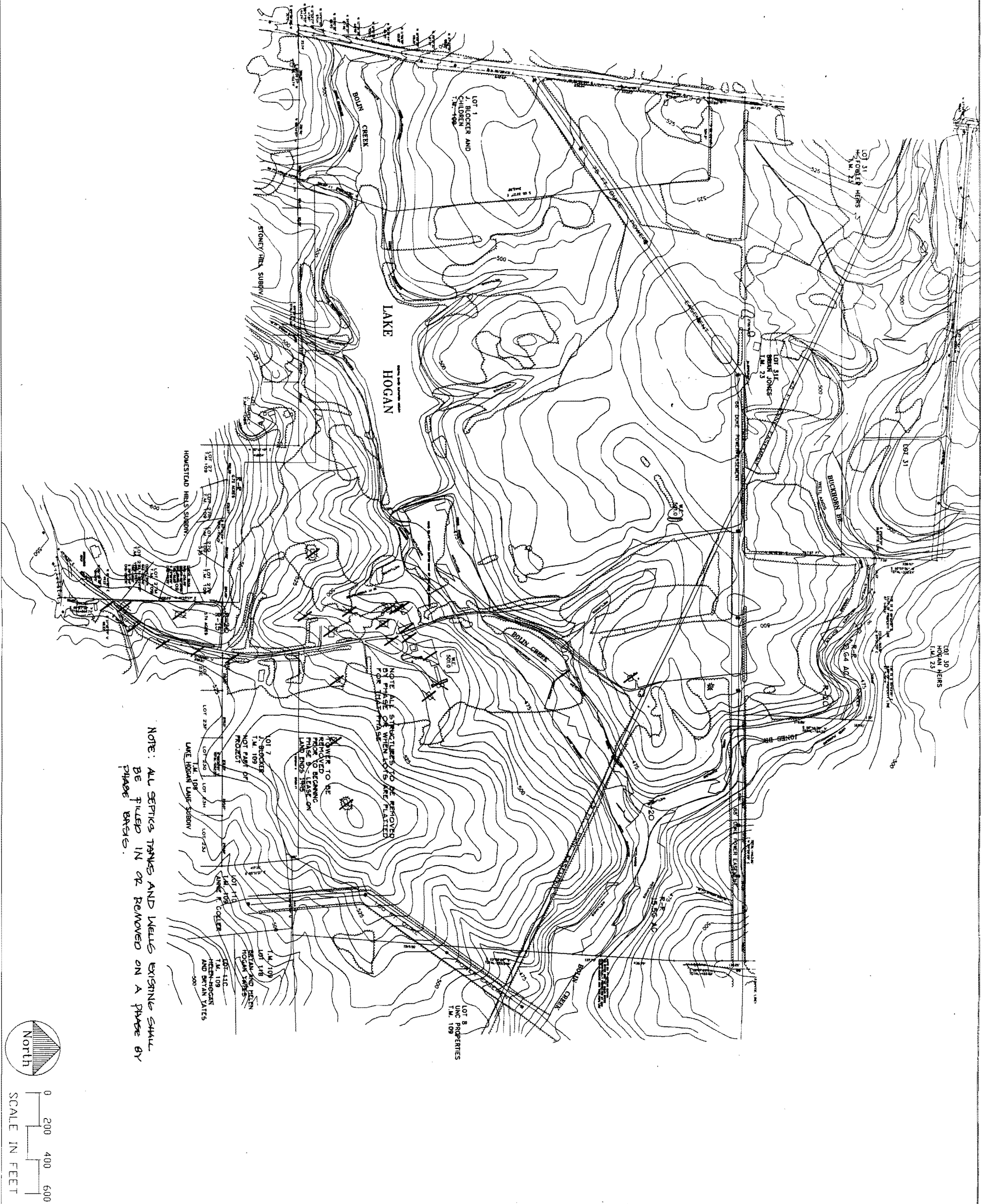
Young • Jewell
+ Associates, PA
Landscape Architects
Land Planners
1000 S. 10th St.
Tampa, FL 33606
Tel: 813-255-5770

PROJECT NAME:
LAKE HOGAN FARMS
PROJECT ADDRESS:
LAKE HOGAN FARM ROAD
TAX MAP NO. T.M. 109-LOTS: 2,3,4,5,6,GA,24,25

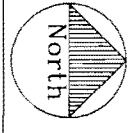
CLIENT/OWNER:
CAROLINA AMERICAN LLC
DALE E. REDFOOT - PRESIDENT
ADDRESS:
123 BLACKCHERRY LN.
CHAPEL HILL, NC
919-929-0510

SHEET TITLE:
GRADING, DRAINAGE,
+ UTILITY PLAN
DATE: MARCH 2, 1994

SHEET NO.
3



NOTE: ALL STRUCTURES AND WELLS EXISTING SHALL BE REMOVED IN OR REMOVED ON A PHASE BY PHASE BASIS.



SCALE IN FEET
0 200 400 600

SHEET NO.
5

SHEET TITLE:
EXISTING CONDITIONS
DATE: MARCH 2, 1994

CLIENT/OWNER:
CAROLINA AMERICAN LLC
ADDRESS: DALE E. REDFOOT- PRESIDENT
123 BLACKCHERRY LN.
CHAPEL HILL, NC
919-929-0510

PROJECT NAME:
LAKE HOGAN FARMS
PROJECT ADDRESS:
LAKE HOGAN FARM ROAD
TAX MAP NO T.M. 109-LOTS: 2,3,4,5,6,GA,24,25

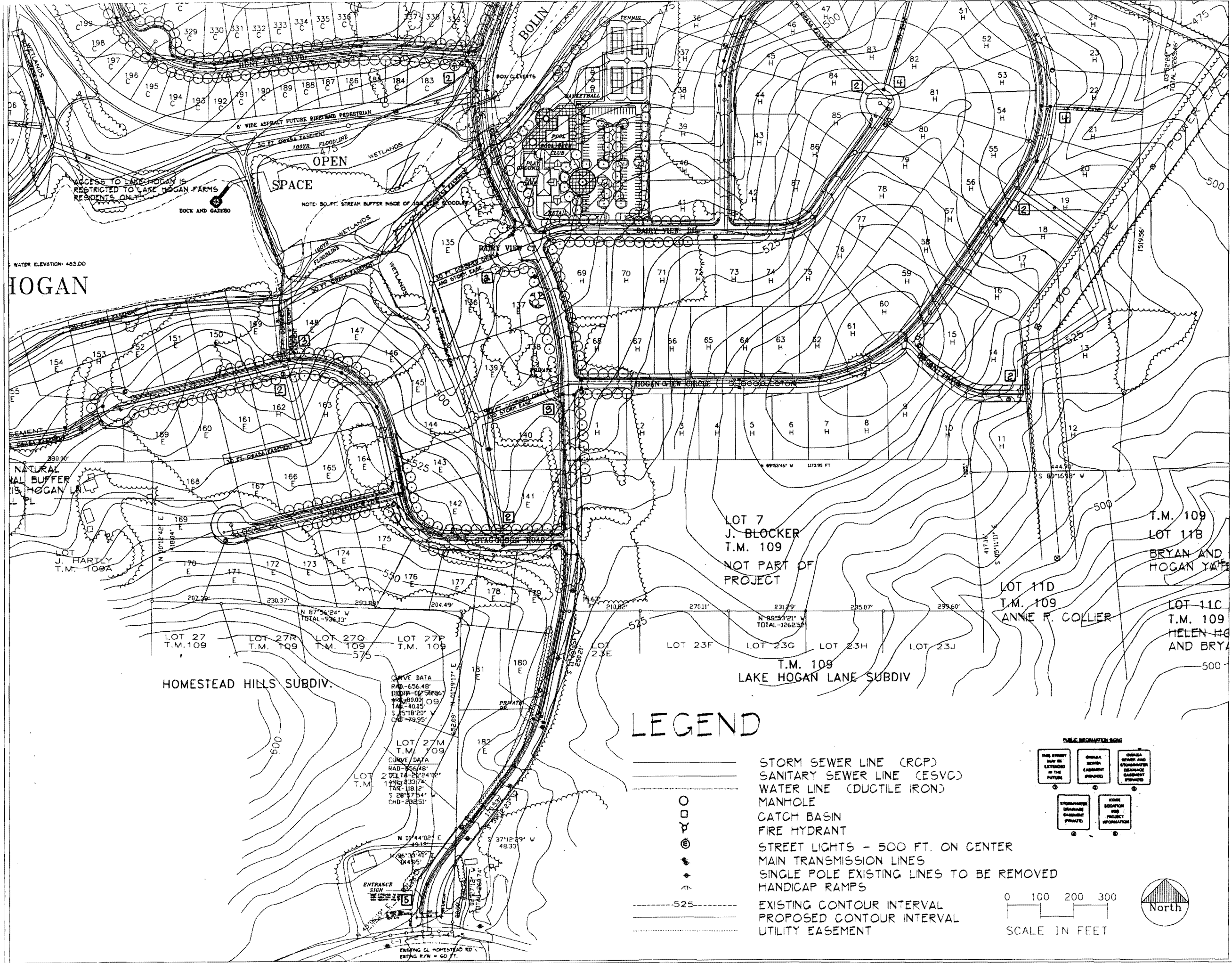
**Young, Jewell
+ Associates, PA**
Landscape Architects
Land Planners
P.O. Box 2725
919-453-9170
Chapel Hill, NC 27515
Fax: 919-453-9171

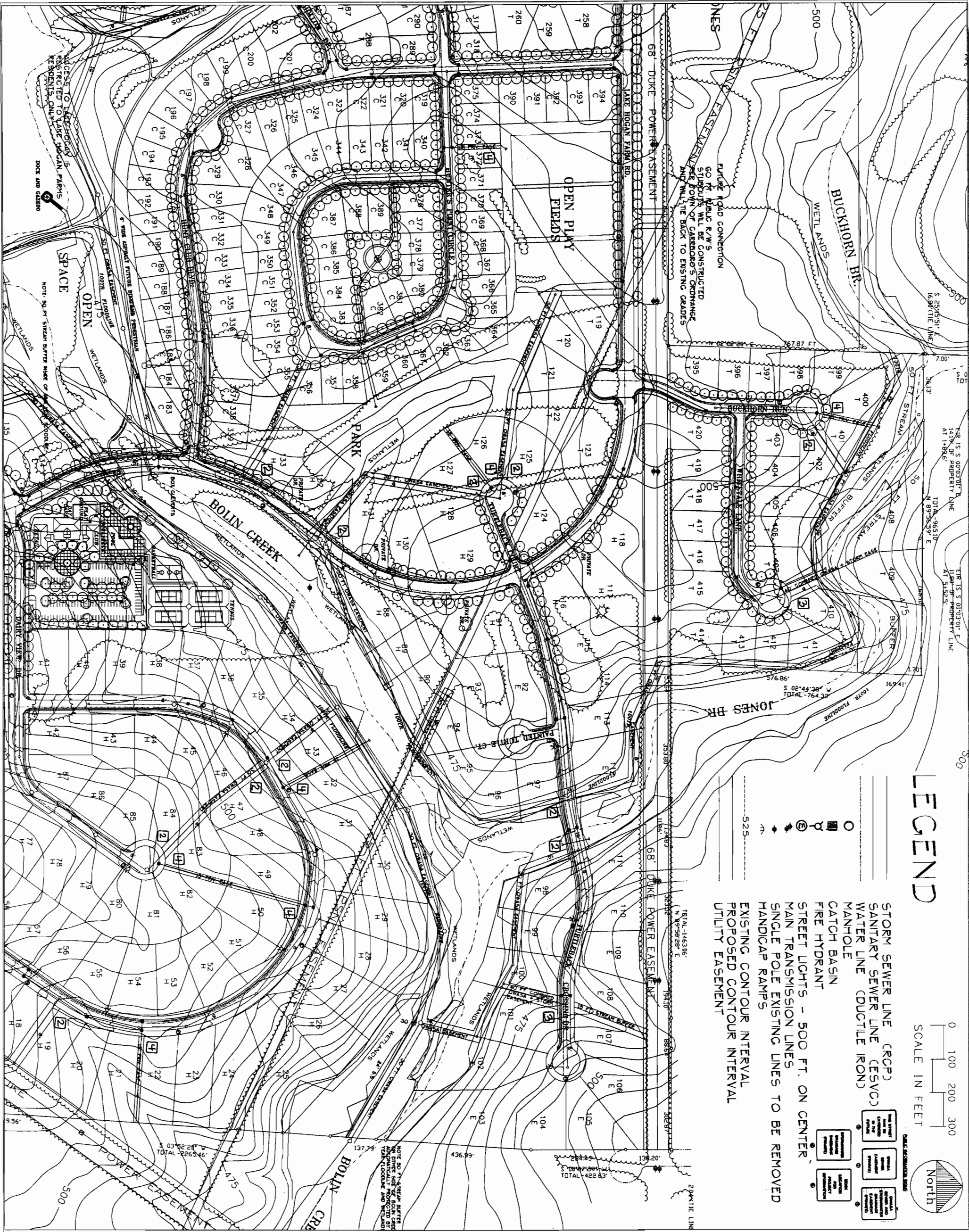
PROJECT NAME:
LAKE HOGAN FARMS
PROJECT ADDRESS:
LAKE HOGAN FARM ROAD
TAX MAP NO. T.M. 109-LOTS: 2,3,4,5,6,GA2,4,25

CLIENT/OWNER:
CAROLINA AMERICAN LLC
DALE E. REDFOOT - PRESIDENT
ADDRESS: 123 BLACKCHERRY LN.
CHAPEL HILL, NC
919-929-0510

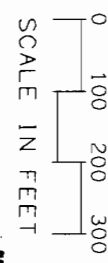
SHEET TITLE:
SOUTHEAST AREA
DATE: FEBRUARY 22, 1994

SHEET NO.
6





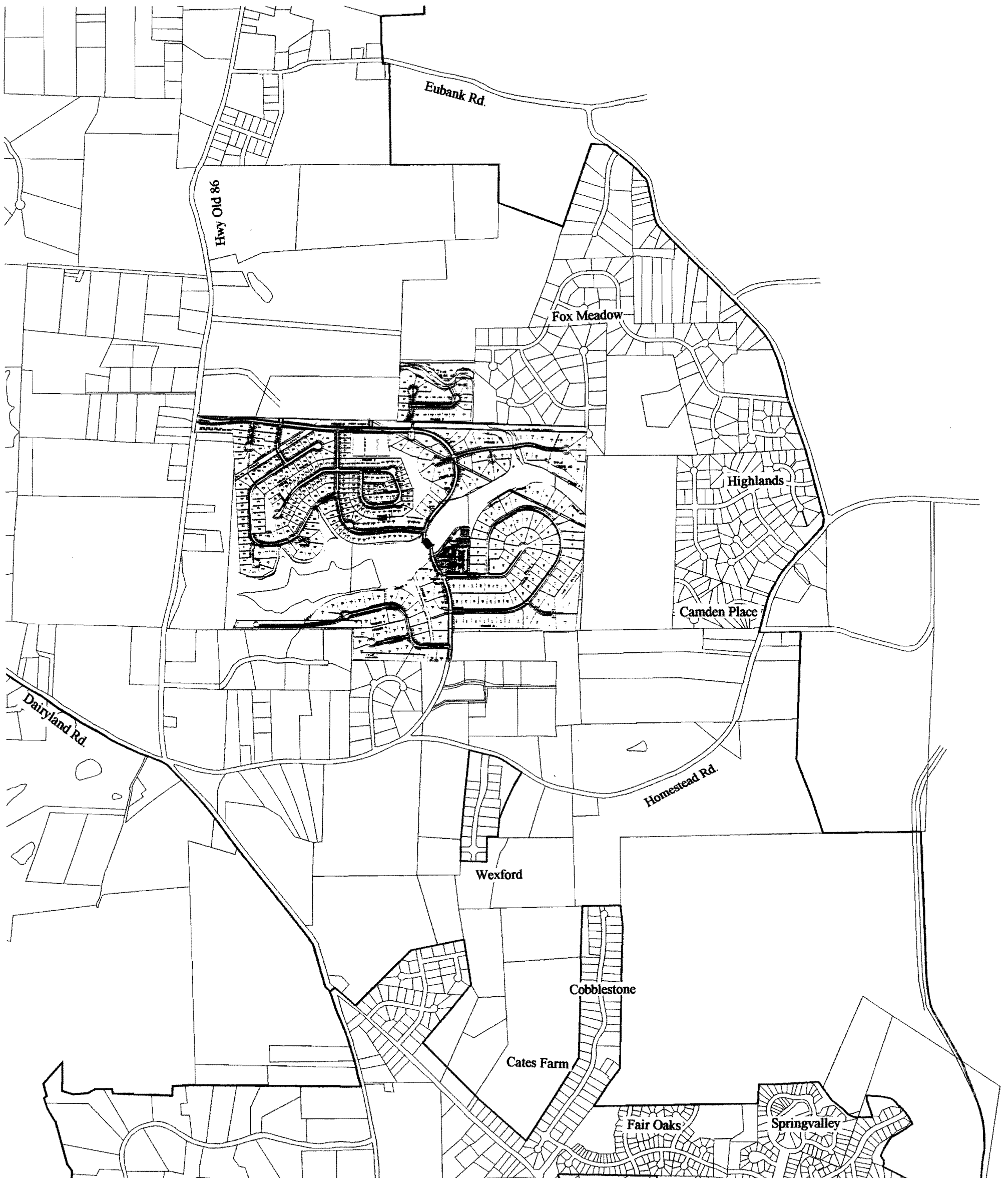
LEGEND



- STORM SEWER LINE (CRCP)
- SANITARY SEWER LINE (CSVC)
- WATER LINE (DUCTILE IRON)
- MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- STREET LIGHTS - 500 FT. ON CENTER
- MAIN TRANSMISSION LINES
- SINGLE POLE EXISTING LINES TO BE REMOVED
- HANDICAP RAMPS
- EXISTING CONTOUR INTERVAL
- PROPOSED CONTOUR INTERVAL
- UTILITY EASEMENT

<p>SHEET TITLE:</p> <p>NORTHEAST AREA</p> <p>DATE: FEBRUARY 22, 1994</p>	<p>CLIENT/OWNER:</p> <p>CAROLINA AMERICAN L.L.CO.</p> <p>ADDRESS:</p> <p>DALE E. REDFOOT- PRESIDENT 123 BLACKCHERRY LN. CHAPEL HILL, NC 919-929-0510</p>	<p>PROJECT NAME:</p> <p>LAKE HOGAN FARMS</p> <p>PROJECT ADDRESS:</p> <p>LAKE HOGAN FARM ROAD</p> <p>TAX MAP NO. T.M. 109-LOTS: 2,3,4,5,6,GA,24,25</p>	<p>Young + Jewell + Associates, PA</p> <p>Landscape Architects Land Planners</p> <p>P.O. Box 2725 919-433-9170</p> <p>Chapel Hill, NC 27515 Fax: 919-433-9171</p>
---------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Hogan Farm Subdivision Location Map



City Limits
 ~~~~~  
 Property Lines  
 ~~~~~  
 Jurisdiction Limits
 ~~~~~

Map prepared by Deborah Squires  
 for Carrboro Planning Dept.  
 Not to be used for conveyance  
 March 10, 1994



0 2000 4000

March 22, 1994

Thank you for the opportunity to express my support for the proposed development of the Hogan property.

My name is Ellen Kepley and I am a life-long resident of Homestead Road. In addition to my husband and me, I speak tonight on behalf of Preston and Velna Hogan, Wayne and Patsy Hutchins, Julia and Craven Bass, Mildred and Randy Williams, Fay and Robert Daniel and Ethel Hogan. All of these people are land-owners and long-time residents of Homestead Road, in close proximity to the property under consideration.

Our land, as well as the Hogan land, has come to us as an inheritance through our parents from our grandparents and their parents. We are proud of that heritage and treat it with great respect. I hope you understand that the Hogan project will enhance this area - not detract from it! Remember the word PRIDE? We have pride in our homes, and all the land surrounding it. Bob and Bill and their families would never consider a project that would not increase the desirability of the area.

I have fond memories of my childhood, much of it spent at the Hogan Farm. I learned to swim in the lake, camped out there, played ball, enjoyed picnics and family reunions, etc. But times have changed. Farming has become very difficult and in many cases, unprofitable. The land is valuable, and the project a good one.

Please review the petition which was submitted in support of the project prior to the earlier approval. It is still valid.

We, the persons named earlier, are in complete support of the project as planned and feel that it is an appropriate use of the property.

Thank you.

Ellen Kepley  
1309 Homestead Road  
Chapel Hill, NC 27516  
929-1520

3/22/94

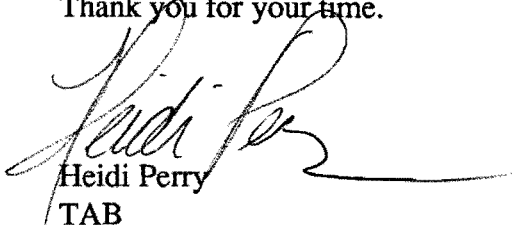
Dear Mayor Kinnaird and Board of Alderman,

A few weeks ago, the Transportation Advisory Board reviewed the plans for the upcoming Lake Hogan CUP request. It was a very disappointing evening for all of us on the TAB as we looked at the plans only to discover that the North-South connection we had presented and that was supported in the Northern Roads Connector Plan had been considered very little in the final plans that the town staff and the developer had created. What we had hoped would be a fairly direct North-South line is now instead two much more indirect stubout accesses to the west of the main North-South road. The TAB voted not to recommend approval of this CUP because of this. I abstained from the vote, because I feel that since the town has approved the zoning for such a large subdivision, this is a development worthy of approval. However, I share my board members' frustration in this issue. The TAB worked hard to discuss, develop, and present the Northern Roads Connector plan to the Planning Board and the Board of Alderman in a timely manner so that we would have something in place when this project came up. It now appears as though the staff feels no obligation to try to see this plan adopted. If the TAB's motion had been to recommend approval of this project **ONLY AFTER THE ROAD SYSTEM WAS IMPROVED**, I would have voted for it. As it stands, I think it falls woefully short of the transportation goals for which we are striving.

What is equally frustrating is that, in addition to the Lake Hogan project, two other projects we recently reviewed, the Bel Arbor tract and the Pollitzer tract, also had no support from the staff in trying to connect neighborhoods (Bel Arbor) or even internal connections (Pollitzer). The roads in Bel Arbor in their current configuration, serve the function of private roads. I cannot see how those roads (which I will be helping to maintain) will benefit anyone other than the few families who will live in that division. (This also does little to support the feeling of community.)

Lastly, in the discussion of the Pollitzer tract weeks ago, I heard one Alderman say that she "did not like pavement." As you review the Lake Hogan CUP application, and find yourselves thinking that maybe the North-South connector isn't so important, I would remind you that DOT has Homestead Road targeted to be widened to **5 lanes**. If those 400+ homes generating more than **4000** trips a day start emptying onto Homestead Rd., DOT will have all the facts it needs for its feasibility study.

Thank you for your time.



Heidi Perry  
TAB

107 Mary Street  
929-8671

March 1, 1994

Roy Williston, Director and the Carrboro Planning Board  
Carrboro Planning Department  
Town of Carrboro  
Carrboro, NC 27510

Re: Proposed Site Plan Application for Hogan Farm Inc.  
Development

Dear Planning Department and Planning Board:

Upon reviewing the proposed site plan for the development of Hogan Farm, we the neighborhood residents of Stony Hill, oppose the following aspects of the plan that deviate from the applicant's previously stated intentions as well as Carrboro's zoning regulations.

At the Hogan Farm Inc. Rezoning Public Hearing on April 15, 1993, the applicant stated that they were going to build clustered housing interspersed with ample open space. As you can see from the submitted plans, their present application calls for an uninterrupted area of individual lots and cul de sacs that emphasize the worst aspects of suburban sprawl. This lack of imaginative design and site planning not only affects Stony Hill but all of the surrounding community.

At the April 15th Hearing the applicant also promised that a 100 foot buffer area would be provided along the northern and eastern boundaries of the Stony Hill subdivision. At their presentation to the boards, the applicant implied that this was a strip of land in which no development activity was taking place.

We now know that our community was misled by this graphic depiction and the misuse of the term "buffer", which commonly denotes an undeveloped barrier zone between two areas. The applicant's submitted plan does not preserve this space adequately. On the northside of Stony Hill (the southern boundary of Hogan Farm), Chris Hogan Lane (a private road) is slated to come right up against our property lines. On the east side of Stony Hill, the plan shows individual lots within the 100 foot "buffer" area that are too small for RR zoning.

Clearly these small lots, marked on the current plan as lots 168E - 177E on Ridgeview Drive and lot 159E on the adjacent subcollector, are in violation of present zoning, which preserves the RR zoning district 100 feet from Stony Hill into the Hogan Farm property.

As for Chris Hogan Lane, its placement does not legally violate any regulations, just our good faith in the applicant's promise to provide a buffer. As currently proposed, this road will remove what little screening vegetation exists along some parts of the property line (see attached plan) and bring the road itself well within the pledged "buffer".

Optimally, Chris Hogan Lane should be moved out of this area. At the very least, the road should be placed no closer than 35 feet from the property line. The existing vegetation in this narrower area should then be preserved and protected from any roadwork and augmented with additional planting. Such additional screening was required of Arcadia, and we feel strongly that a similar effort should be made here, at the very least.

Please take the above issues into consideration and note that we will continue to monitor the development of Hogan Farm and hold the applicant accountable to their original stated intentions and all legal requirements.

Sincerely,

Carolyn Miller

Lynne Jaffe

Alan Finkel

John Hartley



Art. XII DENSITY AND DIMENSIONAL REGULATIONS

cluster subdivisions.

Section 15-187 Architecturally Integrated Subdivisions.

(a) In any architecturally integrated subdivision, the developer may create lots and construct buildings without regard to any minimum lot size or setback restrictions **except that: (AMENDED 2/22/83; 4/24/84)**

- (1) Lot boundary setback requirements shall apply where and to the extent that the subdivided tract abuts land that is not part of the subdivision; and
- (2) Each lot shall be of sufficient size and dimensions that it can support the structure proposed to be located on it, consistent with all other applicable requirements of this chapter.

(b) The number of dwelling units in an architecturally integrated subdivision may not exceed the maximum density authorized for the tract under Section 15-182.

(c) To the extent reasonably practicable, in residential subdivisions the amount of land "saved" by creating lots that are smaller than the standards set forth in Section 15-181 shall be set aside as usable open space.

(d) In selecting land to be set aside as usable open space the developer shall choose areas from the following categories in descending order of importance before designating other land for this use. **(AMENDED 11/11/86; 05/15/90)**

Category #1: designated buffer areas together with the floodway and floodplain they are buffering;

Category #2: lands with slopes greater than 15%.

Category #3: other hazard areas; other environmentally sensitive areas; land serving as noise and privacy buffers (if the developer so chooses) and natural areas as identified in the Inventory of Natural Areas and Wildlife Habitat of Orange County, N.C.

Category #4: other hazard areas; other environmentally sensitive areas; land serving as noise and privacy buffers (if the developer so chooses).

(e) The amount of usable open space required to be set aside under Subsection (d) above shall not exceed twenty-five (25%) percent of the tract. **(AMENDED 05/15/90)**

Art. XII DENSITY AND DIMENSIONAL REGULATIONS

(f) The purpose of this section is to provide flexibility, consistent with the public health and safety and without increasing overall density to the developer who subdivides property and constructs buildings on the lots created in accordance with a unified and coherent plan of development.

(g) The board of aldermen may approve a conversion to an architecturally integrated subdivision of any multi-family project that was built in accordance with the standards of the zoning ordinance in effect at the time of construction despite the fact that the density of such project exceeds that permissible under this chapter. However, no increase in density may be allowed in connection with such conversion.

(h) Architecturally integrated subdivisions shall not be allowed in the C or WR zoning districts.

Section 15-188 through 15-195 Reserved.



We, the undersigned respectively request that the Tallyho Trail not be extended to the proposed Lake Hogan Farm extension. We believe that this extension will create a number of traffic hazards and safety concerns for our children.

63

Maura Stokes 904 Tallyho Trail Chapel Hill 27516  
Kathy Roggenkamp 904 Tally Ho Trail Chapel Hill 27516  
~~Jeff Stoddard~~ 903 Tallyho Trail Ch Hill 27516  
Carm Stoddard 903 Tally Ho Trail Ch. Hill 27516  
Sara Lenora 8100 Kit lane Ch Hill 27516  
Dart Mrs S.W. Carson 8112 KIT LANE C.H. 27516  
Tacey: Michael Campbell 8106 Kit LANE C.H. 27516  
Nathan Zuercher + Trish Barron 910 Tallyho Tr - C.H. 27516  
Donna K. 1009 Tallyho Trail 27516  
Judy Bisdell 1016 Tallyho Trail 27516  
Michael B. B. " " " 27516  
Eleanor Columbus-Maudon 1008 Buegle Ct 27516  
Angelo Perry 1114 TALLYHO TR 27516  
James 1001 Brace Ln 27516  
Frank 8107 KIT Ln 27516  
Patricia Blum 1130 Tallyho Tr. Chapel Hill, NC 27516  
William 1130 Tallyho Tr. Chapel Hill NC 27516  
John 1215 Tallyho Tr. Chapel Hill NC 27516  
1322 Tallyho Tr.

We, the undersigned respectively request that the Tallyho Trail not be extended to the proposed Lake Hogan Farm extension. We believe that this extension will create a number of traffic hazards and safety concerns for our children.

|                             |                    |          |
|-----------------------------|--------------------|----------|
| <i>James C. Lupton</i>      | 1310 TALLYHO TRAIL | 942-1958 |
| <i>Lorraine B. Johnson</i>  | 1310 Tallyho Trail | 942-1958 |
| <i>Tim Stratton</i>         | 1319 Tallyho Tr    | 942-0838 |
| <i>Carlos Alzola</i>        | 1408 Tallyho trail | 942-2420 |
| <i>Dennis Mulner</i>        | 1414 Tallyho Trail | 977-9764 |
| <i>Paul R. Talowich</i>     | 1503 Tallyho       | 967-3872 |
| <i>West Dupuis</i>          | 1509 Tallyho       | 968-1329 |
| <i>Robert Dymna</i>         | 1509 Tallyho       | 968-1329 |
| <i>Paul Dymna</i>           | 1512 Tallyho       | 967-0809 |
| <i>Bill Bergerell</i>       | 1515 Tallyho       | 989-8118 |
| <i>Ryan Green</i>           | 1522 Tallyho Trl   | 967-4250 |
| <i>Janet L. Gatson</i>      | 8105 LAIR Ct       | 929-2834 |
| <i>Maria R. Fernandez</i>   | "                  | 929-2830 |
| <i>Theresa A. Dominguez</i> | 8101 Lair Ct.      | 968-4488 |
| <i>Luis B. Dominguez</i>    | 8101 Lair Ct       | 968-4488 |
| <i>Michael Whitwood</i>     | 1003 Tallyho Trail | 968-1231 |
| <i>Gabe Furr</i>            | 8108 Reynard. rd   | 942-0727 |

We, the undersigned respectively request that the Tallyho Trail not be extended to the proposed Lake Hogan Farm extension. We believe that this extension will create a number of traffic hazards and safety concerns for our children.

100

MK Bays 8111 REYNARD RD Chapel Hill  
Mona Jaley 780 Tallyho Trail, Chapel Hill  
Michael Rogers 8122 Reynard Rd Chapel Hill  
Margaret Lee 8115 N. Hound Ct. Chapel Hill  
D.C. 8115 N. Hound Ct. Chapel Hill  
Jaime Maffly-Kipp 8111 N. Hound Ct. Chapel Hill  
Lynn J. Werk 8107 N. Hound Ct. Chapel Hill  
Linda Naruo 8103 N. Hound Ct. Chapel Hill  
Nolly N Alderman 8100 N. Hound Ct. Chapel Hill, NC  
\*\* Neil B Alderman 8100 N. Hound Ct. Chapel Hill, NC  
Linda M Pundich 8112 N. Hound Ct. Chapel Hill, NC  
Chris My 8116 N. Hound Ct. Chapel Hill, NC  
Jama Thomas 8120 N. Hound Ct. Chapel Hill NC  
Rory Fortman 8124 N. Hound Ct. Chapel Hill, NC  
Lynn Lehmann 8202 S. Hound Ct. Chapel Hill, NC  
Peter D. Smith 8210 S. Hound Ct. Chapel Hill NC  
Mark Smith 8112 N. HOUND CT. CHAPEL HILL NC  
Scott M. Linn 8201 S. Hound Ct. Chapel Hill N.C.

We, the undersigned respectively request that the Tallyho Trail not be extended to the proposed Lake Hogan Farm extension. We believe that this extension will create a number of traffic hazards and safety concerns for our children.

~~Darryl Walder~~ 1075 Reynard Rd 27511  
~~Arlene Hughes~~ 1075 Reynard Rd 27511  
~~Margaret Jay Gray~~ 1006 Brace Lane CH NC 27516  
~~De S P Wipper~~ 1006 Brace Lane CH NC 27516  
~~Dorelle E Snover~~ 1002 BRACE LAKE CH NC 27516  
~~Rich Snover~~ 1002 BRACE LAKE CH NC 27516  
~~Raymond Jansen~~ 1001 Brace Lane Chapel Hill 27516  
~~J. East Davis~~ 1415 TALLYHO TR. CHAPEL HILL NC 27516  
~~Lynn Johnson~~ 1002 Tallyho Tr Chapel Hill, NC 27516

# SIGN UP SHEET

## PUBLIC HEARING

### HOGAN FARM CONDITIONAL USE PERMIT

| <u>NAME</u>                         | <u>ADDRESS</u>                    |
|-------------------------------------|-----------------------------------|
| 1. <del>Curtis Hogan</del>          | <del>1001 Homestead Rd</del>      |
| 2. Ellen Kepley                     | 1309 Homestead Rd                 |
| 3. <del>Bud Vaden</del>             | <del>8033 Old NC 86</del>         |
| 4. <del>Pete Smith</del>            | <del>8210 S. Howard Ct.</del>     |
| 5. Erwin Gutzwiller                 | 1310 TALLYHO TRAIL                |
| 6. Sally NussBAUMER                 | 300 STONY Hill Rd.                |
| 7. Carol-Lyn Sheenslade             | 417 Stony Hill                    |
| 8. Bob Hogan                        | 017 N.E. 86                       |
| 9. <del>Ron BARNWRIGHT</del>        | <del>104 W. Foplar Ave</del>      |
| 10. Chas Hogan                      | 117 Redbud Ln C.H.                |
| 11. <del>Kerry and Tim Groody</del> | <del>918 Tallyho Trail C.H.</del> |
| 12. Carolyn Miller                  | 400 Stony Hill.                   |
| X13. <del>Willie Miller</del>       | <del>400 Stony Hill</del>         |

NAMEADDRESS

26. ~~Phil Zook~~ ~~211 Maple Ave~~ ~~Carlsbad~~
27. Alex Zippin 100 P. St. W. & D.
28. Tom Bainbridge 8520 Lake Hogan Farm
- 29.
- 30.
- 31.
- 32.
- 33.
- 34.
- 35.
- 36.
- 37.
- 38.
- 39.
- 40.
- 41.

# BOARD OF ALDERMEN

ITEM NO. F(1)

## AGENDA ITEM ABSTRACT

MEETING DATE: March 22, 1994

**SUBJECT: Joint Planning Public Hearing Dates for 1994**

|                             |                                                            |
|-----------------------------|------------------------------------------------------------|
| <b>DEPARTMENT:</b> Planning | <b>PUBLIC HEARING:</b> YES ____ NO <u>x</u>                |
| <b>ATTACHMENTS:</b> none    | <b>FOR INFORMATION CONTACT:</b><br>Roy Williford, 968-7713 |

### PURPOSE

To set April 14, 1994 and October 13, 1994 as Joint Planning Public Hearing dates for 1994.

### SUMMARY

Carrboro is a party, along with Orange County and Chapel Hill, to a Joint Planning Agreement, entered into in November, 1987. As per that Agreement, two joint public hearings are held each year to consider zoning and land use plan changes in the Joint Planning Area. Changes to the Joint Planning Agreement itself or to the Joint Planning Area Land Use Plan and Map also require a joint public hearing.

A joint planning public hearing has been scheduled for Thursday, April 14, 1994 on the town's Quarterly Calendar. Currently one item has been scheduled which is the reconsideration of the Joint Planning Area Land use Plan amendment for the American Stone Quarry.

### RECOMMENDATION

The administration recommends that the Board of Aldermen set public hearings for April 14, 1994 and October 13, 1994 as the official Joint Planning Public Hearing dates for 1994.

### ACTION REQUESTED

To set Joint Planning Public Hearing dates for April 14 and October 13, 1994.

# BOARD OF ALDERMEN

ITEM NO. F(2)

## AGENDA ITEM ABSTRACT

MEETING DATE: March 22, 1994

SUBJECT: Cancellation of April 5th Board Meeting

|                            |                                                  |
|----------------------------|--------------------------------------------------|
| DEPARTMENT: Administration | PUBLIC HEARING: YES ____ NO <u>x</u> __          |
| ATTACHMENTS: none          | FOR INFORMATION CONTACT: Robert Morgan, 968-7706 |
|                            |                                                  |

### PURPOSE

To cancel the April 5th meeting of the Board of Aldermen.

### SUMMARY

The Agenda Planning Committee has requested that the Board cancel its meeting scheduled for April 5, 1994.

### ACTION REQUESTED

To consider canceling the April 5th meeting of the Board of Aldermen.



## MEMORANDUM

To: Carrboro Board of Aldermen

From: Mike Nelson, Alderman

Subject: Fiscal Year 1994-95 Landfill Budget and Fees

Date: March 21, 1994

The Landfill Owners' Group is now reviewing the proposed budget and fees for next fiscal year for the solid waste programs funded through the Town of Chapel Hill's landfill fund. We have had two work sessions on the budget, and have scheduled a public forum on the topic for Thursday, March 24 at 7:30 at the Carrboro Town Hall. We are at a point in our deliberations at which we would appreciate your input. We need to soon complete our deliberations and make a recommendation to the governing bodies regarding fees for next year. We invite your comments, and invite you to the public forum.

### Budget Proposal

The attached summary sheets show two possible levels of funding and expenditure which we are considering. The first (attachment 1) would continue all current operations of the landfill, and planning, recycling and waste reduction programs. It could be funded without an increase in tipping fees. The large increase in expenditure over the current year relates to over \$3 million for construction of the next lined section of the present landfill. The funds for this expansion have already been accumulated as reserves.

The second level of funding and expenditure is shown on attachment 2. This budget would include all current programs, plus add the following new programs and expansions. The staff prepared information on possible expansions based upon our direction:

- \* A permanent household hazardous waste collection program (\$92,000 first year);
- \* Additional pedestrian-oriented recycling bins for urban areas and possibly other heavily travelled areas (\$15,000);
- \* Funding for a new reserve fund for Future Landfill Development (the no fee increase option provides for \$25,000; the expanded option provides for \$100,000);
- \* Expansion of the rural curbside recycling program from its current level of about 4400 homes to about 5,600 homes (\$23,400);

- \* Addition of two rather than 1 salvage sheds at to-be-determined county solid waste convenience sites (\$6,100);
- \* Increasing the amount available for waste reduction grants (net increase of \$10,000).

#### Fees

The additions under consideration would cost a total of \$221,500 in the first year. Additional revenue to pay for the additions could be acquired by raising fees as follows:

| <u>Waste Category</u> | <u>Proposed Fee</u> | <u>Increase</u> |
|-----------------------|---------------------|-----------------|
| Mixed solid waste     | \$27/ton            | \$2/ton         |
| Ash                   | \$16/ton            | \$1/ton         |
| Clean wood waste      | \$5/ton             | \$2/ton         |

#### Process

We hope to complete our work on the budget in the next few weeks in order to provide a recommendation for the governing boards which would coincide with the Town of Chapel Hill's budget schedule. The actual landfill budget is a Town budget, and fees are set by the three owners.

Please let me know your thoughts on the additions we are considering, as well as the possible fee increases. I again invite you to attend the forum, or to let me know your thoughts through other means.

Public Works Department  
LANDFILL FUND

## Fiscal Year Comparisons

|                                | Actual<br>1992-93  | 1993-94<br>Budget<br>(Original) | 1993-94<br>Budget<br>(Revised) | 1993-94<br>Estimated | 1994-95<br>Requested   |
|--------------------------------|--------------------|---------------------------------|--------------------------------|----------------------|------------------------|
| <b>EXPENDITURES</b>            |                    |                                 |                                |                      |                        |
| Landfill                       |                    |                                 |                                |                      |                        |
| Non-departmental<br>Operations | 335,247<br>646,947 | 957,000<br>1,582,552            | 957,000<br>1,862,096           | 954,000<br>1,870,785 | 1,032,000<br>4,678,950 |
| Sub-total                      | 982,194            | 2,539,552                       | 2,819,096                      | 2,824,785            | 5,710,950              |
| Recycling                      |                    |                                 |                                |                      |                        |
| General<br>Curbside            | 425,004<br>213,004 | 668,175<br>326,700              | 697,261<br>329,351             | 622,770<br>299,720   | 687,600<br>397,750     |
| Sub-total                      | 638,008            | 994,875                         | 1,026,612                      | 922,490              | 1,085,350              |
| <b>TOTAL, EXPENDITURES</b>     | <b>1,620,202</b>   | <b>3,534,427</b>                | <b>3,845,708</b>               | <b>3,747,275</b>     | <b>6,796,300</b>       |
| <b>REVENUES</b>                |                    |                                 |                                |                      |                        |
| Fees                           | 2,569,902          | 2,703,000                       | 2,703,000                      | 2,739,200            | 2,773,000              |
| Recycling                      | 13,785             | 12,000                          | 12,000                         | 16,800               | 19,600                 |
| Other                          | 197,947            | 232,000                         | 232,000                        | 208,500              | 289,500                |
| Fund Balance/Reserves          | 0                  | 587,427                         | 898,708                        | 782,775              | 3,714,200              |
| <b>TOTAL, REVENUES</b>         | <b>2,781,634</b>   | <b>3,534,427</b>                | <b>3,845,708</b>               | <b>3,747,275</b>     | <b>6,796,300</b>       |

ASSUMES TIP FEE INCREASE

Attachment 2

Public Works Department  
LANDFILL FUND

Fiscal Year Comparisons

|                                | Actual<br>1992-93  | 1993-94<br>Budget<br>(Original) | 1993-94<br>Budget<br>(Revised) | 1993-94<br>Estimated | 1994-95<br>Requested   |
|--------------------------------|--------------------|---------------------------------|--------------------------------|----------------------|------------------------|
| <b>EXPENDITURES</b>            |                    |                                 |                                |                      |                        |
| Landfill                       |                    |                                 |                                |                      |                        |
| Non-departmental<br>Operations | 335,247<br>646,947 | 957,000<br>1,582,552            | 957,000<br>1,862,096           | 954,000<br>1,870,785 | 1,107,000<br>4,678,950 |
| Sub-total                      | 982,194            | 2,539,552                       | 2,819,096                      | 2,824,785            | 5,785,950              |
| Recycling                      |                    |                                 |                                |                      |                        |
| General<br>Curbside            | 425,004<br>213,004 | 668,175<br>326,700              | 697,261<br>329,351             | 622,770<br>299,720   | 810,700<br>421,150     |
| Sub-total                      | 638,008            | 994,875                         | 1,026,612                      | 922,490              | 1,231,850              |
| <b>TOTAL, EXPENDITURES</b>     | <b>1,620,202</b>   | <b>3,534,427</b>                | <b>3,845,708</b>               | <b>3,747,275</b>     | <b>7,017,800</b>       |
| <b>REVENUES</b>                |                    |                                 |                                |                      |                        |
| Fees                           | 2,569,902          | 2,703,000                       | 2,703,000                      | 2,739,200            | 2,995,000              |
| Recycling                      | 13,785             | 12,000                          | 12,000                         | 16,800               | 19,600                 |
| Other                          | 197,947            | 232,000                         | 232,000                        | 208,500              | 289,500                |
| Fund Balance/Reserves          | 0                  | 587,427                         | 898,708                        | 782,775              | 3,713,700              |
| <b>TOTAL, REVENUES</b>         | <b>2,781,634</b>   | <b>3,534,427</b>                | <b>3,845,708</b>               | <b>3,747,275</b>     | <b>7,017,800</b>       |

Sarah Williamson -

Here is a copy of the Maple Avenue petition which Phil Zook referred to in his brief presentation earlier this evening during

"Requests from visitors + speakers from the Floor." The mayor asked for a copy to be entered into the public record of tonight's meeting.

Thanks.

Martha Arnold  
213 Maple Ave.  
Carrollboro  
929-6041



January 14, 1994

**TO:** Members of the Board of Aldermen, Planning Staff, Planning Board, and the Appearance Commission of the Town of Carrboro

**FROM:** The undersigned residents of Carrboro

We, the undersigned, believing firmly that decent communities do not happen automatically, but require diligent and thoughtful attention by members of the community, as well as the elected and appointed boards entrusted with the welfare of the community, do respectfully submit these comments on the proposed "concept" development plan for the "Yaggy" property.

These comments pertain to a "Scheme B" plan and cover letter submitted to the town dated October 13, 1993 from the office of Cline Davis--copies of which are enclosed.

Our comments and concerns are:

**1. Maple Avenue Access**

The plan calls for Maple Avenue to be one of the main access streets to the site. We oppose this for the following reasons:

- Maple Avenue is only a 30 foot right of way; Maple Avenue Extension, in this plan, is defined as a 50 foot right of way. The implication that Maple Avenue could be widened to 50 feet is unrealistic. Most of the front porches on Maple Avenue are 30 feet or less from the edge of the pavement. Any road widening associated with a widened right of way would render these lots and homes on Maple Avenue unusable. In addition, lot widths on the east and west sides of Maple Avenue are not deep or wide enough to handle onsite parking if the road were to be widened.
- The use of Maple Avenue as access is also opposed because the width of the road, as it now exists, is not sufficient to handle the estimated 350 additional daily trips which would likely occur if 70 units of housing were to be built and occupied on the Yaggy property. As stated above, widening Maple Avenue to handle this load is not a viable option. Visitors to residents of Maple Avenue frequently park on the street. This allows safe passage of 1 car. Given the street's present load, this arrangement works well now, but would result in an overload and a safety threat if the street were widened.

- Maple Avenue is a family neighborhood where many young children reside. Issues of safety for these citizens need to be addressed by the planners as well. Traditionally, when traffic volumes are high, developers are required to provide sidewalks for the safety of children residents. As previously mentioned, Maple Avenue is not wide enough to accomodate sidewalks. Increased traffic on the street would constitute a direct and unmistakable threat to the health and safety of our children.
- Further, the use of Maple Avenue as an access route for 70 additional units of housing would cause dangerous and unmanageable traffic problems beyond Maple Avenue. Carr Street has inadequate width and sight lines to handle the number of vehicles that would use it as a route to access Greensboro Street. The intersection of Carr and Greensboro Streets--which is already a potential hazard--would become even more congested. Due to the resulting traffic problems in the Carr and Greensboro Street intersection, many more vehicles would be tempted to use the Farmers' Market parking lot as a through-way, which would create a danger to the cars and pedestrians using that lot.

## **2. Alley Concept**

- The plan calls for a 20 foot Right of Way service alley to be located on the west boundary of the property. This boundary coincides with the rear property line of the residents living on the east side of Maple Avenue. This is an inappropriate planning strategy for this location. Residents of Maple Avenue, as do most residents of downtown Carrboro, reserve their back yards for private socializing and for play areas for their children. By creating vehicular circulation on both the rear and the front of the lots, the plan, as presented, pre-empts the possibility of peaceful enjoyment by the residents of their property. The rear portion of most houses on Maple Avenue are 10 to 20 feet from their rear lot lines. Creation of an alley on this rear line would, in effect, strangle these lots and render them unusable. There is no precedent for this type of planning in the downtown historic district area.
- Should this alley concept, for whatever reason, be essential to the planner's scheme, they should be required to provide a 30 foot minimum buffer between the property line and west line of the alley.

## **3. Buffers**

- The developer should be required to provide a minimum 30 foot buffer along the property lines which abutt the Maple Avenue neighborhood. Maple Avenue is part of the Thomas F. Lloyd Mill Village Historic District which has been entered on the National Register of Historic



Places. (See the attached certificate from the N.C. Dept. of Cultural Resources, Division of Archives and History and article from the Chapel Hill Newspaper). Also, there are some large trees in the area preserved by the earlier 50 foot buffer which was required as part of an earlier approved plan. These trees should be preserved at all costs.

#### 4. Location of Town Homes

- Although there is positive precedent in the historic district for the creation of mixed housing types, the location of multi-family housing types in a largely single-family neighborhood needs careful attention. On the plan in question, 10 units of townhouses are grouped adjacent to the last lot at the end of Maple Avenue. These units are inappropriately placed and should be placed elsewhere in the development. An interior location, not backing up on any adjacent single family lots, would be more appropriate. The townhouses elsewhere in the plan do this.

#### Summary

While the undersigned are supportive of the implied sensitivity of the proposed development, we feel that adjustments should be made to make the plan more responsive to its location. The undersigned believe strongly that, of available options, the best place to access this property is the road which runs by O.C.C.H.C. and not by the extension of Maple Avenue. In plans past, this route was always approved as the appropriate access. We feel, for the above stated reasons, it still is the most appropriate option. The deletion of the alley along the west property line will not only make lots on both sides of the lines more usable, but will increase the developer's profits by creating larger lots. The relocation of the western most town homes is a minor change which would be easily achievable by the planners and developers.

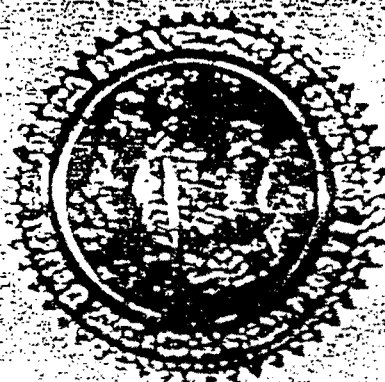
We, the undersigned, are in agreement with the concerns voiced in this letter:

| <u>Name</u>          | <u>Date</u>  | <u>Address</u>        |
|----------------------|--------------|-----------------------|
| Martha S. Arnold     | Feb. 5, 1994 | 213 Maple Ave., Cambo |
| [Signature]          | Feb. 5, 1994 | 211 Maple Ave., Cambo |
| Pat Zurb             | Feb 5, 1994  | 211 Maple Ave., Cambo |
| x Maude Wright       | Feb. 5, 1994 | 209 Maple Ave.        |
| Andrew B. Cohen      | Feb. 5, 1994 | 205 Maple Ave.        |
| Dan [Signature]      | Feb 5, 1994  | 205 Maple Ave.        |
| Annam Claire O'Brien | 2/8/94       | 214 Maple Ave         |
| Ellen O'Brien        | 2/8/94       | 214 Maple Ave.        |

| Name                 | Date             | Address                           |
|----------------------|------------------|-----------------------------------|
| Emily Bingham        | February 6, 1994 | 204 Maple Avenue                  |
| Stephen R. Rily      | February 6, 1994 | 204 Maple Ave.                    |
| Beth Cushman         | Feb. 6, 1994     | 212 Maple Ave.                    |
| Johnnie J. Neal      | Feb 5 1994       | 210 Maple Ave                     |
| Wendy D. D.          | 2/5/1994         | 214 MAPLE AV.                     |
| <b>Richard Bucha</b> | <b>2-8-94</b>    | <b>208 MAPLE AVE</b>              |
| Ray Moyer            | 2-7-94           | 206 Maple Ave.                    |
| Mompa DeNato         | 2/7/94           | 206 Maple Ave.                    |
| Robert Schantz       | 2/7/94           | 207 Maple Ave.                    |
| Dan Ginz             | 2/7/94           | Future Purchase of 206 Maple Ave. |
| Rebecca Bihouse      | 2/8/94           | 206 Maple Ave.                    |
| Marcia Hucker        | 2/8/94           | 202 Maple Ave.                    |
| Alta D. D.           | 2/5/94           | 214 MAPLE AVE.                    |
| David J. Hulten      | Feb. 6, 94       | 405 Lindsay St.                   |
| Patricia K. Hoffman  | Feb. 6, 94       | 407A Lindsay St.                  |
| George C. Sharp      | 2/6/94           | 407B Lindsay St.                  |
| Bill Baird II        | 2/6/94           | 308 Lindsay St.                   |
| Catherine Koon       | 2-6-94           | Brighton Sq. Bldg.                |
| P. P. Kapor          | 2-6-94           |                                   |
| Offe Durham          | 2-6-94           | 411 LINDSAY ST.                   |
| Luis Nering          | 2-6-94           | 301 Lindsay St.                   |

| Name                   | Date     | Address              |
|------------------------|----------|----------------------|
| Mary Cameron           | 2-6-94   | 307 Lindsay St.      |
| Eden Joyce             | 2/6/94   | 303 Lindsay St.      |
| + THOMAS CLARK         | 2/6/94   | 202 SHELTON          |
| Ken Hunter             | 2/6/94   | 205 Shelton St       |
| Phillip Smith          | 2/6/94   | 401A OAK AVE.        |
| David and Sandra Smith | 2/6/94   | 200 Shelton St.      |
| John Haggerty          | 2/6/94   | 401 OAK AVE.         |
| Maxine Mills           | 2/6/94   | 401 OAK AVE.         |
| John Marshall          | 2/6/94   | 305 E POPLAR AVE     |
| Lena Essigpohl         | 2/6/94   | 101 Lindsay          |
| Carmen Mayer           | 2-6-94   | 107 Lindsay          |
| Patti Altavilla        | 2-6-94   | 105-A Lindsay St     |
| Shawn Hoffmann         | 2/6      | 104 Lindsay          |
| Robert B. Williams     |          | 112 Lindsay St.      |
| Amy W. Rebb            |          | 209A Oak Ave.        |
| John Rupp              |          | 209 Oak Ave.         |
| Chalice Yehling        |          | 102 Lindsay St.      |
| Barbara Downey         |          | 401 East Poplar Ave. |
| Dolores Montefusco     |          | 604 E. Carr St.      |
| KEVIN CANNON           | 7/FEB/94 | 104 A. EAST CARR ST. |
| Lynne Andersson.       |          | 102 E. Carr St       |

| Name                 | Date     | Address                                     |
|----------------------|----------|---------------------------------------------|
| Fred Burns           | 2.7.94   | 406 south Greensboro St.<br>Carrboro 27510  |
| Jennifer Sims        | 2-7-94   | 404 S. Greensboro Str.<br>Carrboro 27510    |
| Christopher Peterson | 2/7/94   | 303 S. Greensboro St.<br>Carrboro, NC 27510 |
| Matt Barnett         | 2/7/94   | 102 OLD PITTSBORO RD CARRBORO               |
| ANDREA JEROME        | 2/7/94   | 102 OLD PITTSBORO CARRBORO                  |
| Mark Smith           | 8 Feb 94 | 405 S. GREENSBORO ST "                      |
| Jim Lehman           | 2/8/94   | 407 S Greensboro St.                        |
| Bill Stokes          | 2/8/94   | 111 Pittsboro, Carrboro                     |
| Roy Lenz             | 2/8/94   | 405 S Greensboro St.                        |
| Michael Sparks       | 2/8/94   | 111 Pittsboro Carrboro                      |
| STEVEN ANDERSON      |          | 102 E. CARR ST.                             |
| Jim OB               |          | 214 Maple Street Carrboro                   |



State of North Carolina  
Department of Cultural Resources  
Division of Archives and History

This is to certify that

THOMAS F. LLOYD MILL VILLAGE HISTORIC DISTRICT

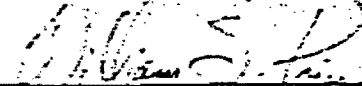
has been entered on

THE NATIONAL REGISTER OF HISTORIC PLACES

by the

United States Department of the Interior  
upon nomination by the State Historic Preservation Officer under  
provisions of the National Historic Preservation Act of 1966 (P.L. 89-663).

The National Register is a list of properties "significant in American history, architecture, archeology, and culture — a comprehensive index of the significant physical evidences of our national patrimony." Properties listed thereon deserve to be preserved by their owners as a part of the cultural heritage of our nation.

  
\_\_\_\_\_  
Director, Division of Archives and History  
and  
State Historic Preservation Officer

August 14, 1986

Date

# The Chapel Hill Newspaper

Serving Orange County For More Than 64 Years

VOLUME 65, NUMBER 184

TWO SECTIONS

CHAPEL HILL, NORTH CAROLINA 27514  
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25 CENTS DAILY

MONDAY, SEPTEMBER 28, 1987



JAY BRYAN adds spadeful of dirt to tree planted in Carrboro Sunday. (Staff photo by Bill Richards)

## Mill Houses Tell Tales Of Carrboro

By TRACY ARROWOOD  
Staff Writer

Mill houses — the austere, wooden structures that housed mill workers — tell the story of old Carrboro, said Pat Dickinson, an historic preservation consultant from Hillsborough.

Saturday the Maple Avenue Neighborhood dedicated a tree in honor of the 25 Thomas F. Lloyd mill houses on Maple Avenue, South Greensboro Street and East Carr Street. The houses, built between 1910 and 1915, were accepted into the National Register of Historic Places on Aug. 14, 1986.

"These houses tell us about the everyday man in Carrboro," Dick-

inson said today. "The neighborhood is very evocative of North Carolina and the textile industry."

Preserving this site became imperative two years ago when it was proposed that Carrboro and Chapel Hill extend Franklin Street through the Maple Avenue neighborhood, cross Greensboro Street and end the extension on Main Street in Carrboro.

Chapel Hill Town Council member Julie Andresen said this road plan was on the books. "The town planners liked it, DOT (the N.C. Department of Transportation) liked it, but the people voted it down," she said.

Andresen said the new Carrboro administration is more conscious

of a need to preserve historic sites. "At one time, Carrboro firemen burned old mill houses for practice, but they don't do that now," she said. "Carrboro's heritage is important to more people now."

The designation as an historic site would not legally prevent DOT, or any other agency, from building in the Maple Avenue neighborhood, Andresen said. "(The designation) is meant to be an honor, which confers some protection, not in law perhaps, but in saying, 'This is an area that must be treated as a special place,'" she said.

During the heyday of textile mills, Carrboro hosted two mills (See Houses, page 5A)

## Houses

(Continued from page 1A)

owned by Thomas F. Lloyd — the Alberta Cotton Mill, now Carr Mill Mall, and the Thomas F. Lloyd Manufacturing Company at the intersection of Maple Avenue and Carr Street, which became the Durham Hosiery Mill No. 7 in 1913 and has been destroyed.

Mill workers usually left farms for better jobs in the city, Dickinson said. "The workers were attracted to the mill environment," she said. "Mill work offered a steadier income and easier work (than farming)."

Once the workers moved to town, they depended on the mill owners to provide a community for them — homes, schools, churches — all

the infrastructure needed for a transplanted community, Dickinson said.

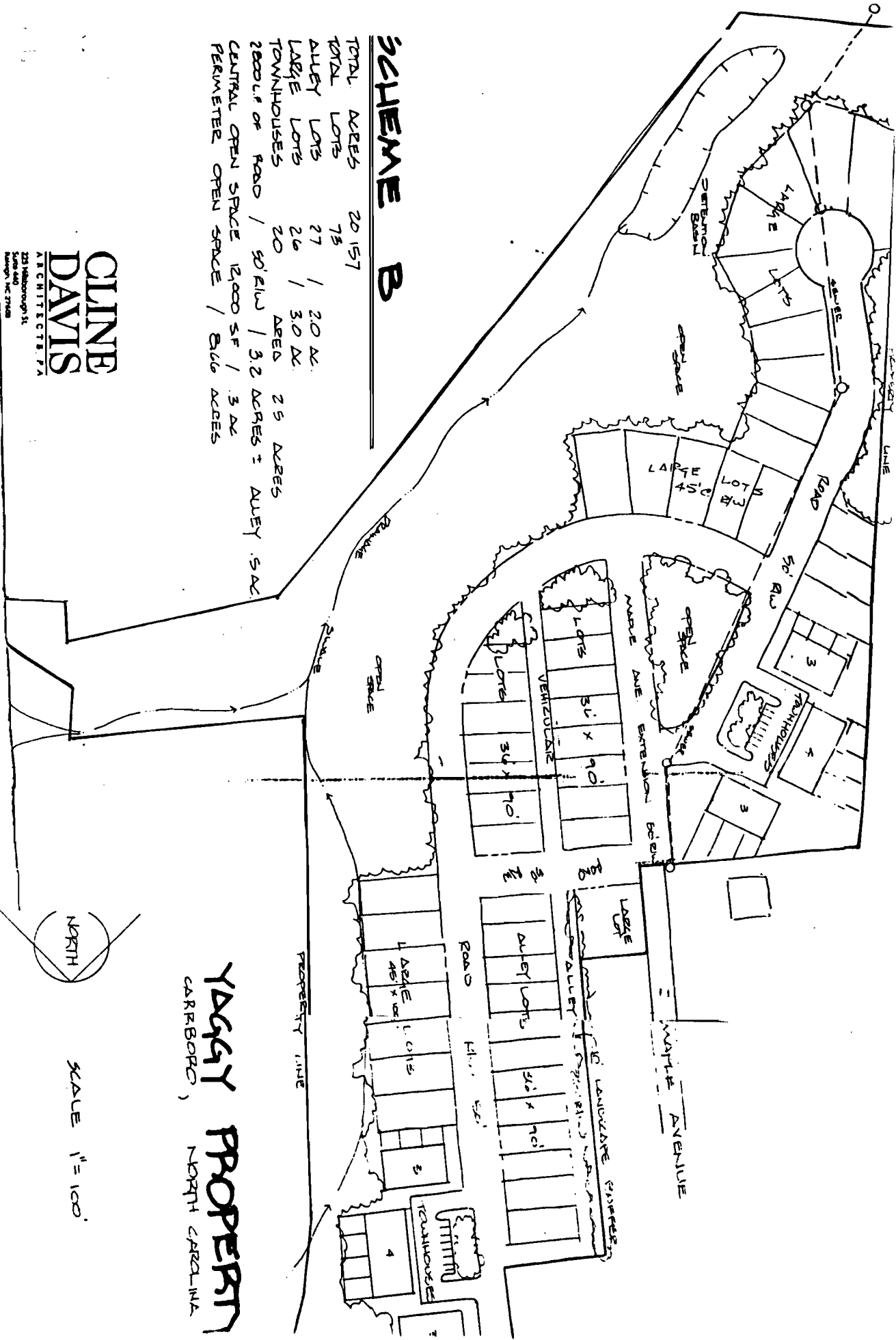
The two other historic sites in Carrboro are also mill related. Carr Mill Mall entered the National Register of Historic Places in 1975, and the downtown business district, which served mill workers, entered in 1985.

Dickinson said, "The success of Lloyd's 1898 Alberta Mill (Carr Mill Mall) and the Thomas F. Lloyd Manufacturing Company, their associated mill villages and the commercial district which served them are largely responsible for the growth of a tiny settlement called West End into the town of Carrboro."



**SCHEME B**

|                      |                       |
|----------------------|-----------------------|
| TOTAL ACRES          | 20.157                |
| TOTAL LOTS           | 73                    |
| ALLEY LOTS           | 27 / 2.0 AC.          |
| LARGE LOTS           | 26 / 3.0 AC.          |
| TOWNHOUSES           | 20 APED 2.5 ACRES     |
| 2800 LF OF ROAD      | 50' R/W / 3.2 ACRES ± |
| CENTRAL OPEN SPACE   | 12,000 SF / .3 AC     |
| PERIMETER OPEN SPACE | 8,116 ACRES           |



**YAGGY PROPERTY**  
 CARBORO, NORTH CAROLINA

**CLINE DAVIS**  
 ARCHITECTS, P.A.  
 225 Hildborough St.  
 Raleigh, NC 27608

SCALE 1" = 100'



# CLINTE

R-3  
20114  
20157

Accession

|                    |                   |
|--------------------|-------------------|
| Basic Restrictions | Lot size          |
| and 5000 sq ft     |                   |
| min lot width      | road (4'          |
| and set back       | as from road (10' |
|                    | sq. side yard)    |

Europe 15-20%

20-30 %  
slope

30% increase

150774

scale 1" = 100'

PROPERTY  
YAGGY  
CAREGIVER

THE YAGGY CORPORATION

1990 THE CHARLOTTE PLAZA  
CHARLOTTE, NORTH CAROLINA 28244

March 21, 1994

Ms. Martha S. Arnold  
213 Maple Avenue  
Carrboro, NC 27510

Dear Ms. Arnold:

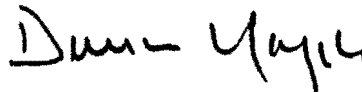
Thank you for your thoughtful and eloquent letter.

I share your concern to protect the Maple Avenue neighborhood against through traffic. I would prefer making the road that now serves the clinic the sole access to the neighborhood we hope to develop, but I gather that town officials may insist on a second access for use in case of an emergency.

If that turns out to be their position, I will insist on a series of bumps that will make any but emergency use unattractive. In communities as different as small towns in rural Mexico and posh suburbs in Marion County, California, bumps have proved a remarkably effective way of channeling and controlling traffic, and this would appear another place they could be used effectively if needed.

Thanks again for your letter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Duncan Yaggy", written in a cursive style.

Duncan Yaggy

DY:dw