

Attachment A

**A RESOLUTION CALLING A PUBLIC HEARING ON WINMORE VILLAGE MIXED USE
CONDITIONAL USE DISTRICT REZONING AND WINMORE VILLAGE MIXED USE
ARCHITECTURALLY INTEGRATED SUBDIVISION CONDITIONAL USE PERMIT
Resolution No. 158/2002-03**

WHEREAS, the Carrboro Board of Aldermen must receive public comment on requests for rezonings and applications for conditional use permits; and

WHEREAS, Winmore Land Management, LLC has submitted a petition for rezoning and an application for a conditional use permit for the Winmore Village Mixed Use development.

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen calls a public hearing on May 27, 2003 to receive public comment on these requests;

BE IT FURTHER RESOLVED that the rezoning petition and the application for a conditional use permit be referred to the Planning Board for recommendations.

This is the 6th day of May in the year 2003.

TOWN OF CARRBORO



PETITION FOR CHANGE OF ZONING

PETITIONER Winmore Land Management LLC

DATE: 3.19.2002

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from R-28 to VMU zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME: WINMORE LAND MANAGEMENT

ADDRESS: 310 1/2 W. FRANKLIN STREET, CHAPEL HILL

TELEPHONE #: (919) 929-5244

2. INTEREST IN PROPERTY(IES): 9779-39-7553, 9779-49-2200,
9779-48-0034, 9779-29-7157

3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: WINMORE NEIGHBORHOOD AND HOMESTEAD

4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:

a. OWNER: FAY DANIEL

TAX MAP: 9779 BLOCK: 48 LOT: 0734 ACREAGE: 26.07 PARCEL: 7,109-15

SUBDIVISION NAME: Hogan Estate Sub FRONTAGE: 516 DEPTH: 2,014

EXISTING STRUCTURES AND USES: HOUSE, RESIDENTIAL

b. OWNER: EULEN HOGAN YATES

TAX MAP: 9779 BLOCK: 49 LOT: 2200 ACREAGE: 16.83 PARCEL: 7,109-11C

SUBDIVISION NAME: Same FRONTAGE: 330 DEPTH: 2202

EXISTING STRUCTURES AND USES: *

c. OWNER: BRYAN R. YATES

TAX MAP: 4779 BLOCK: 39 LOT: 7553 ACREAGE: 12.95 PARCEL: 7.109.11D

SUBDIVISION NAME: Same FRONTAGE: 55 DEPTH: 2297

EXISTING STRUCTURES AND USES: *

d. OWNER: Anne H. Collier

TAX MAP: 9779 BLOCK: 29 LOT: 7157 ACREAGE: 10 PARCEL: 7.109.11D

SUBDIVISION NAME: Same FRONTAGE: 8 DEPTH: 475

EXISTING STRUCTURES AND USES: _____
*

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

NAME	ADDRESS
<u>PLEASE REFER TO SECTION 3 OF THIS PACKAGE</u>	

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES NO
IF "YES", WHEN? 1988

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

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

** see attached Drawing.*

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

** see attached Drawing*

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

** see attached Drawing*

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

see attached drawings

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE ~~14th~~ *14* DAY OF *March*

19
2002

PETITIONER'S SIGNATURE:

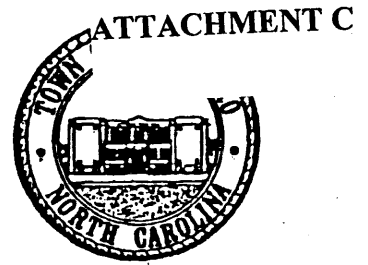
J. S. Smith
for Winmore Land Management

PLEASE NOTE

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

TOWN OF CARRBORO

LAND USE PERMIT APPLICATION



DATE: MARCH 8, 2002

FEE: _____

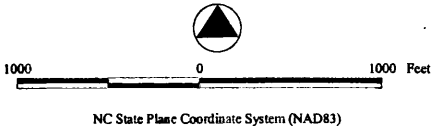
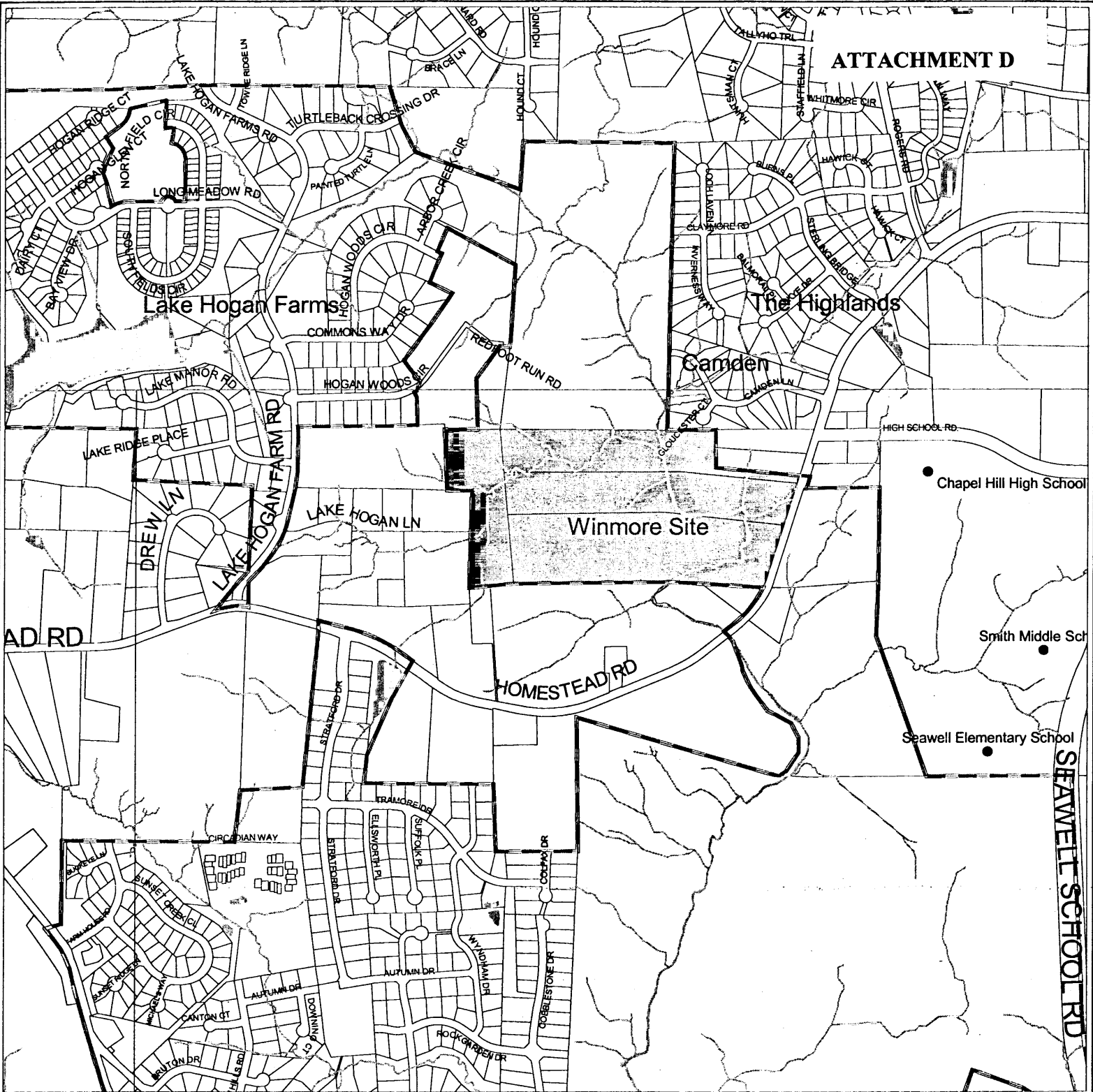
APPLICANT: <u>W. WYMORE LAND MANAGEMENT</u>	OWNER: <u>BRYAN R. YATES, ALLEN HOGAN YATES FAY H DANIEL</u>
ADDRESS: <u>310 1/2 W FRANKLIN STREET</u>	ADDRESS: <u>HOMESTEAD ROAD</u>
CITY/STATE/ZIP: <u>CHAPEL HILL, NC 27514</u>	CITY/STATE/ZIP: <u>CARRBORO NC 27510</u>
TELEPHONE/FAX: PHONE: <u>(919) 929-5244</u> FAX: <u>(919) 960-7967</u>	TELEPHONE/FAX: PHONE: _____ FAX: _____
LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: <u>CONTRACT PURCHASER</u>	TAX MAP(S), BLOCK(S), LOT(S): <u>9779-39-7553, 9779-49-2200, 9779-49-2734, 9779-29-7157</u>
PROPERTY ADDRESS: <u>HOMESTEAD ROAD</u>	PROPOSED LAND USE & USE CLASSIFICATION: <u>VMU</u>
PRESENT LAND USE & USE CLASSIFICATION: <u>RESIDENTIAL/AGRICULTURAL</u>	LOT AREA: <u>165.85</u> Acres <u>2,868</u> Square Feet
ZONING DISTRICT(S) AND AREA WITHIN EACH (including Overlay Districts): <u>R-20</u>	
# OF BUILDINGS TO REMAIN <u>1</u>	GROSS FLOOR AREA <u>UNDETERMINED</u> square feet
# OF BUILDINGS PROPOSED <u>213</u>	GROSS FLOOR AREA (of proposed building or proposed addition) <u>UNDETERMINED</u> square feet

NAME OF PROJECT/DEVELOPMENT: _____

TYPE OF REQUEST	INFORMATION REQUESTED (Refer to Attached Key)
SUBDIV. FINAL PLAT	1, 18, 19, 21, 23, 31, 33, 34, 36
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT (CUP)	1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36
CUP MODIFICATION	SAME AS CONDITIONAL USE PERMIT (CUP)
SPECIAL USE PERMIT (SUP)	1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36
SUP MODIFICATION	SAME AS SPECIAL USE PERMIT (SUP)
ZONING PERMIT (Project)	1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 29, 30, 32, 34, 35, 36
ZONING PERMIT (Building) <i>Residential Infill & Additions</i>	9, 10, 22, 24, 34, 36 (also see "Building Permit Review - Residences Only" checklist)
SIGN PERMIT	1, 10, 13, 14, 17, 20, 36
VARIANCE	4, 5, 10, 20, 29, 34, 36 Attachment A
APPEAL	4, 5, 36, Attachment B
SPECIAL EXCEPTION	1, 4, 5, 8, 10, 20, 35, Attachment C

APPLICANT: *P. Seidel* DATE: 3.14.2002

OWNER: *Bryan R. Yates for all owners* DATE: 7/15/02



NC State Plane Coordinate System (NAD83)

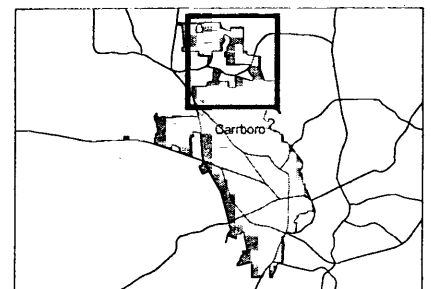


TOWN OF CARRBORO
301 W. Main St.
Carrboro, NC 27510

2 May 2003
Ruth Heaton, Planning Department
918-7328

- Text Street Names**
- Carrboro Places
 - ▬ Carrboro City Limits
 - ▬ Carrboro Streams
 - ▬ Water Bodies
 - ▭ Properties

Winmore Site



THIS MAP IS NOT A CERTIFIED SURVEY AND IS FOR REFERENCE ONLY

The requestor must be aware of data conditions and ultimately bear responsibility for the appropriate use of the information with respect to possible errors, original map scale, collection methodology, currency of data, and other conditions specific to the data.