

## ATTACHMENT A

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE APPROXIMATELY +/- 1.7.5 ACRES OF LAND LOCATED APPROXIMATELY ONE MILE NORTH OF THE INTERSECTION OF OLD NC 85 AND HOMESTEAD AND DAIRYLAND ROADS FROM R-R (RESIDENTIAL, MINIMUM 43,560 SQUARE FEET PER DWELLING UNIT) TO R-20 (RESIDENTIAL, MINIMUM 20,000 SQUARE FEET PER DWELLING UNIT)

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

SECTION 1. The Official Zoning Map of the Town of Carrboro is hereby amended as follows:

That property being described on Orange County Tax Maps as:

Lot 31 of Tax Map 23, block C, in the Chapel Hill Township, Deed Reference 1676/85.

And being the area that is called out on the accompanying map is hereby rezoned from R-R (Rural Residential, minimum 43,560 square feet per dwelling unit) to R-20 (Residential, minimum 20,000 square feet per dwelling unit).

SECTION 2. All provisions of the any Town ordinance in conflict with this ordinance are hereby repealed.

SECTION 3. This ordinance shall become effective upon adoption.

## TOWN OF CARRBORO

MAR 03 2004



## PETITION FOR CHANGE OF ZONING

PETITIONER  
Don Fraley, M/I Homes

DATE:  
02/23/2004

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone a portion of the below-described property from Rural Residential to Residential – 20 zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME: Don Fraley, M/I Homes

ADDRESS: 1500 Sunday Drive, Suite 113, Raleigh, NC 27607

TELEPHONE #: (919) 828-1106 x 18

2. INTEREST IN PROPERTY(IES): Contract Purchaser

3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: Harmony Farms Road, East side of Old NC 86, North of Hogan Hills Road. The property to be rezoned has no public street frontage. The site is +/-17.5 acres and is roughly 1,590 by 600 feet (please see the rezoning exhibit for more exact dimensions).

4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:

a. OWNER: Dana Jill Fowler Bright, Giny Laine Fowler Wheeler, James Robert Fowler III

portion of TAX MAP: 7.23 BLOCK: C LOT: 31 ACREAGE: 49.93 PARCEL: \_\_\_\_\_

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

EXISTING STRUCTURES AND USES: The property is currently classified as silviculture (use classification 14.200). There are no structures on the property.

b. OWNER: \_\_\_\_\_

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

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

EXISTING STRUCTURES AND USES: \_\_\_\_\_

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       |
|---------------|---------------|
| List attached | List attached |
|               |               |

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES  NO   
 IF "YES", WHEN? The property was zoned by the Town in 1987. Prior to that time the property was in Orange County's zoning jurisdiction.

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?**

The property is split zoned with the western portion of the property currently zoned R-20 and the eastern portion of the property currently zoned RR (Rural Residential). The RR portion of the property is proposed to be rezoned to R-20. The potential uses of the proposed R-20 zoning would be consistent with the potential and existing uses within the adjacent R-20 districts to the west, south and east of the proposed R-20 portion of the property.

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

One half of the property is currently zoned R-20 and the proposed rezoning of the RR portion to R-20 would allow for development consistent with the current R-20 zoning to the west, south and east of the proposed R-20 portion of the property. The properties to the north are owned by Orange County and are planned to be a county park and school site. The change from RR to R-20 would change the density from one unit/43,560 SF to one unit/20,000 Sf which would allow for a similar density to the existing R-20 property to the west, south and east of the proposed rezoning; and this would allow for a higher density adjacent to the proposed county park and school site to the north of the subject property.

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

The proposed rezoning is compatible with surrounding land uses and zoning districts, and no negative impacts to adjacent property values are anticipated. Since the proposed rezoning from RR to R-20 is the same zoning classification as the R-20 that currently is present to the west, south and east, the value of those adjacent properties will not be adversely affected. The properties to the north and northeast, that are currently zoned RR, are vacant with a planned county park directly to the north of the subject property; these properties will not be

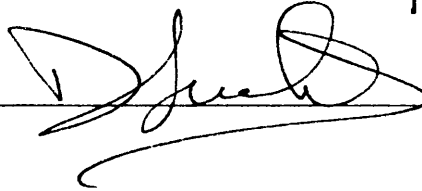
adversely affected by the proposed rezoning.

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

By rezoning the portion of the property from RR to R-20, the parcel will no longer be split-zoned and will have a single zoning classification. The proposed R-20 zoning also is consistent with the adjacent properties already zoned R-20 and under development. Also, since the property was annexed by the Town of Carrboro in January, 2004, changing the zoning to R-20 meets the intent that RR districts be reserved for more sparsely populated areas of the town's joint planning transition or extraterritorial planning area and not be used within areas of the town that are more intensely developed residential zones like those adjacent to the proposed rezoning.

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 25 DAY OF FEBRUARY, 192004

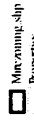
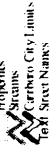
PETITIONER'S SIGNATURE: \_\_\_\_\_



**PLEASE NOTE**

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

**Location map - Bright, Wheeler, Fowler Rezoning**

 Microship Properties  
 Carboro City Limits  
 100 W. Street Names



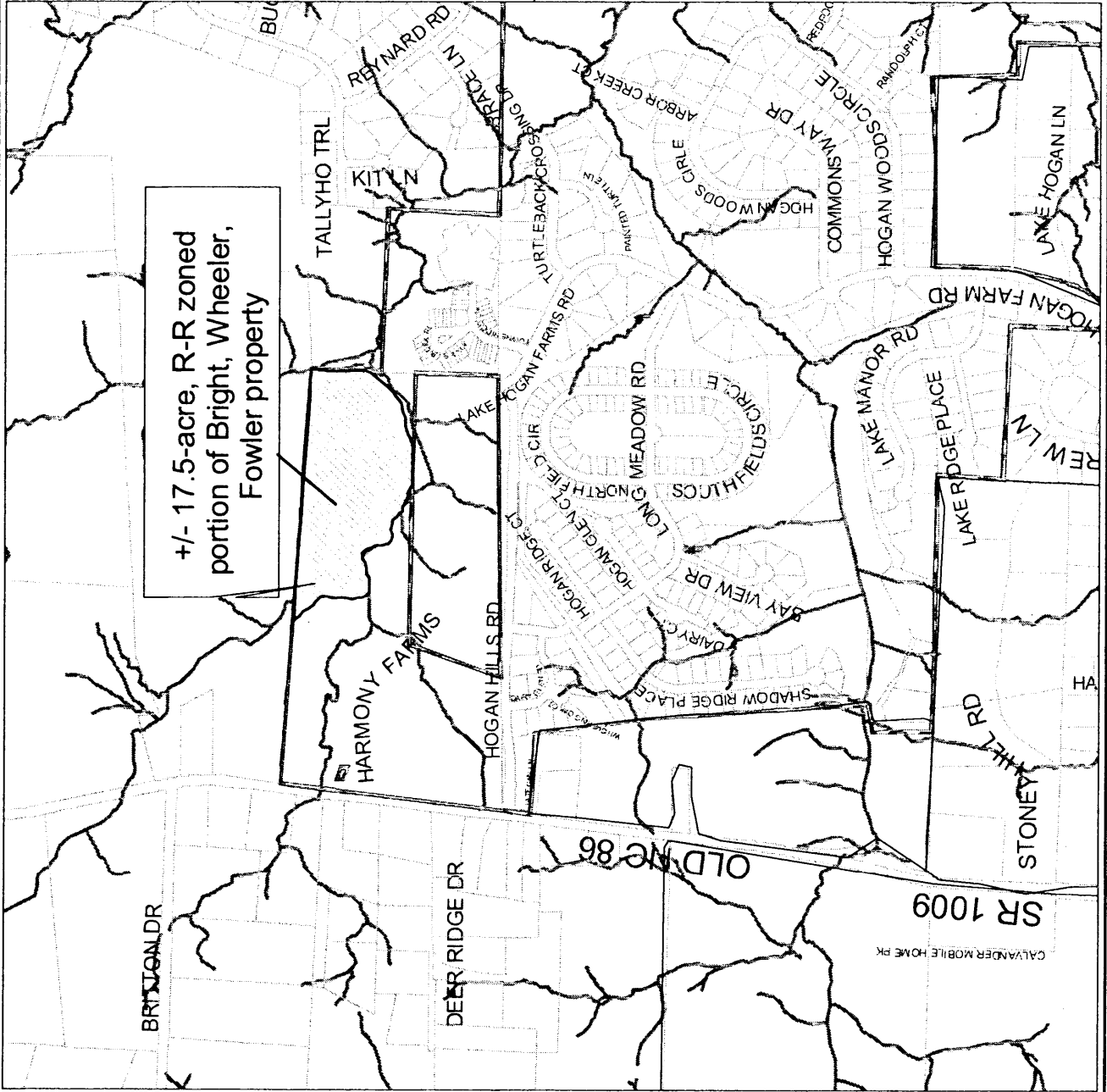
810 0 810 Feet

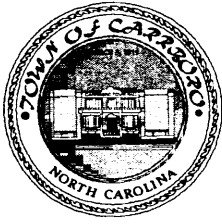
NC State Plane Coordinate System (NAD83)



**TOWNSHIP OF CARBORO**  
 301 W. Main St.  
 Carboro, NC 27510  
 Planning Department

THIS MAP IS NOT A CERTIFIED SURVEY AND IS FOR INFORMATION ONLY.  
 THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND SHALL BE RESPONSIBLE FOR THE APPROPRIATE USE OF THE INFORMATION WITH RESPECT TO POSSIBLE ERRORS OR OMISSIONS.  
 THE CONSULTANT HAS CONDUCTED A VISUAL INSPECTION OF THE AREA AND HAS FOUND THE INFORMATION TO BE REASONABLY ACCURATE.  
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## TOWN OF CARRBORO

NORTH CAROLINA

### STAFF REPORT

**TO:** Steve Stewart, Town Manager  
Board of Aldermen

**FROM:** Patricia J. McGuire, Planning Administrator

**DATE:** June 15, 2004

**SUBJECT:** Rezoning Request – Bright, Wheeler, Fowler Property

#### REQUEST

Don Fraley of M/I Homes, Inc. has submitted a petition to have the zoning of a portion of a tract of land located off Old NC 86 changed from R-R, Rural Residential to R-20, Residential, 20,000 square feet per dwelling unit.

Because this request involves one parcel of land in single ownership that is less than 50 acres in size, the land use ordinance directs that any amendment to the zoning map for this property shall be referred to as a “minor map amendment.”

#### PETITIONERS

Don Fraley of M/I Homes (Contract Purchasers)

#### OWNER

Dana Jill Fowler Bright, Ginny Laine Fowler Wheeler, James Robert Fowler III

#### DESCRIPTION OF THE AREA

As shown in the attached figure, the property is located on the eastern side of Old NC 86 approximately one mile north of the intersection of Old NC 86 and Dairyland and Homestead Roads. The 49.93-acre parcel is identified as tax map 23, blocks C, lot 21, and has been maintained in woodlands for some time. Within the past five years, the property has been timbered. There are no structures on the property. The petition requests rezoning approximately 17 acres of the 49-acre tract. The remainder of the tract is zoned R-20. The property was contained within Transition Area 2, as defined in the Joint Planning Agreement, until it was annexed into the Town of Carrboro

## LAND USES AND ZONING ADJACENT TO BRIGHT, WHEELER, FOWLER PROPERTY

The land uses and zoning adjacent to the subject property are shown in the table below.

| <u>Parcel/Owner</u>                                | <u>Tax map</u> | <u>Size</u> | <u>Zoning</u> | <u>Use</u>           |
|--|----------------|-------------|---------------|----------------------|
| <i>North</i>                                       |                |             |               |                      |
| Orange County                                      | 7.23.C.31G     | 62.66 A     | R-R           | Vacant               |
| <i>South</i>                                       |                |             |               |                      |
| Jones Property                                     | 7.23.C.31F     | 22.95 A     | R-20          | Riding Stable, 6.240 |
| <i>West</i>  |                |             |               |                      |
| Chon Shoaf   | 7.23.A.12A     | 2.23 A      | R-R           | Residential, 1.110   |
| James T. Bryan III                                 | 7.23.A.12      | 5.00 A.     | R-R           | Residential, 1.110   |
| Mary Ayers   | 7.23.A.13G     | 2.6 A.      | R-R           | Residential, 1.110   |
| “ “  | 7.23.A.13G     | 1.5 A.      | R-R           | Residential, 1.110   |
| Kim Vrana  | 7.23.A.14      | 2.25 A.     | R-R           | Residential, 1.113   |
| “ “  | 7.23.A.15      | 1.61 A.     | R-R           | Residential, 1.110   |
| “ “  | 7.23.A.16      | 1.43 A.     | R-R           | Residential, 1.110   |
| “ “  | 7.23.A.16A     | 1.62 A.     | R-R           | Residential, 1.110   |
| <i>East</i>  |                |             |               |                      |
| Jessie Hogan Heirs                                 | 7.23.C.30      | 50.68 A.    | R-R           | Residential, 1.110   |
| Homescape Development<br>(Glen Ridge<br>Townhomes) | 7.109M..33     | 9.4 A.      | R-20          | Residential, 1.320   |

## ZONING HISTORY OF BRIGHT, WHEELER, FOWLER PROPERTY

|                |                              |
|----------------|------------------------------|
| 1981 – 1987    | Orange County Zoning         |
| 1987 - present | R-R (Rural Residential)/R-20 |

## COMPARISON OF ZONES

### Permissible Uses - R-R District

The R-R is a residential zoning district with a minimum lot size and density requirement of 43,560 square feet per dwelling unit. The district is found in the northernmost portion of Carrboro's jurisdiction. There are currently 1,686 acres included within this zoning classification, approximately 21 percent of Carrboro's planning jurisdiction (7,866 acres).

As summarized in Table 2. permitted uses in the R-R include all residential activities except for hotels and motels, overnight shelters for the homeless, and senior citizen residential complexes. Other permitted uses include elementary and secondary schools, churches, synagogues, and temples, libraries, museums, and art galleries, community centers and outdoor recreational facilities, nursing care institutions, veterinarians and kennels, emergency services, agriculture and silviculture, airports and landfills, town-owned facilities and services, utility facilities, towers and antennae,

cemeteries, child and senior citizen day care centers, and temporary structures or parking lots. The limits of the R-R were established in 1987 when Carrboro's zoning districts were established, implementing the boundaries of the Transition Area 2 as described in the Joint Planning Area Land Use Plan. Two transition areas were established in order to control the timing of zoning changes, and associated changes in the possible intensity of development, so that growth and development in Carrboro's portion of the joint planning area would proceed in an orderly fashion.

#### Permissible Uses - R-20 Zoning District

The R-20 district is also a residential district with a minimum lot size of 20,000 square feet per dwelling unit. There are currently 1,540 acres included within this zoning classification, approximately 20 percent of Carrboro's planning jurisdiction. The increase in R-20 zoning has no appreciable affect on the size of the zoning districts involved.

Overall, there is a reduction in the uses permitted in the R-20 district, when compared to the R-R. Both of these residential districts have as their purpose "to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live sheltered from incompatible and disruptive activities that properly belong in non-residential districts." The changes illustrate the shift from a rural-style zoning district, which allows limited commercial-type uses in support of agriculture, and in recognition of the lower intensity of potential development, to a more urban/suburban-style zoning district.

| <b>General Use Category</b>                                     | <b>Number of Uses Permitted in R-R District</b> | <b>Number of Uses Permitted in R-20 District</b> | <b>Change in Uses Permitted</b> |
|---|---|--|---------------------------------|
| Residential (1.000)   | 24  | 23   | - 1                             |
| Educational, Cultural, Religious, Philanthropic, Social (5.000) | 4   | 3  | - 1                             |
| Recreation (6.000)  | 5   | 4  | -1                              |
| Institutional (7.000)   | 1   | 0  | - 1                             |
| Animal-related (12.000)   | 2   | 0  | - 2                             |
| Emergency Services (13.000)                                     | 4   | 4  | 0                               |
| Agricultural, Silvicultural, Mining, Quarrying (14.000)         | 4   | 3  | - 1                             |
| Miscellaneous Public/Semi- Facilities (16.000)                  | 3   | 1  | - 2                             |
| Utility Facilities (17.000)                                     | 2   | 1  | - 1                             |
| Towers and Related Structures (18.000)                          | 3   | 3  | 0                               |
| Cemetery and Crematorium (21.000)                               | 1   | 0  | - 1                             |
| Day Care (22.000)   | 3   | 3  | 0                               |
| Temporary Structure or Parking (23.000)                         | 1   | 1  | 0                               |
| Commercial Greenhouse Operations (25.000)                       | 2   | 1  | - 1                             |
| Subdivisions (26.000)   | 2   | 2  | 0                               |



| General Use Category      | Number of Uses Permitted in R-R District | Number of Uses Permitted in R-20 District | Change in Uses Permitted |
|---------------------------|--|---|--------------------------|
| Combination Uses (27.000) | 1  | 1   | 0                        |
| Special Events (29.000)   | 1  | 1   | 0                        |

**Table 2. Comparison of the Number of Uses, by General Category, in Existing and Proposed Zoning Districts.**

### Density and Public Services

The Town's practice in traffic generation associated with new development involves an evaluation of the number of trips generated. Trips are typically "generated" based on use categories, such as retail, wholesale, et cetera. Based on the complexity of the project, staff may also advise an applicant that a more detailed traffic impact analysis is needed and such an analysis would involve trip generation, assignment of trips to various modes, and assessment of the transportation facilities to determine whether improvements be needed to accommodate the new activities. The comments provided here are based on an application that seeks to meet the permitted density rather than one that is utilizing any density bonuses under the ordinance. It should also be noted that the density estimates provided are based on gross acreage of the site. This property, whether zoned R-R or R-20, is subject to the net density calculation. Due to the number of notable natural features on the property, the permissible density will very likely be lower than the estimate made here.

The Zoning Division provides a summary sheet that offers traffic generation rates for different uses. Staff reviews the information submitted against what is known about the existing facilities to which the new trips will be allocated. The review involves a determination of the level of service of the streets, based on existing and new traffic, and an evaluation of the scheduling of any improvements that have been included in State Transportation Improvement Program. The plans are also submitted to NC Department of Transportation.

The biggest change in traffic generation associated with the requested rezoning results from the approximate doubling in residential density from R-R to R-20 for the 17.5-acre portion of the tract. Trip generation rates for single-family and multi-family residences average 9 trips per day per residential unit. An adjusted density calculation for the 17.5 acres involved in the rezoning request is 17 units at R-R zoning and 38 units for the same area if rezoned to R-20. On average and based on the standard trip generation information the Town has used for many years, the additional 21 units would increase the number of trips generated from 170 trips per day to 210 trips per day. Though the rezoning does not appear to result in an overwhelming impact (the existing permitted density for the site could result in 88 units/approximately 880 trips), it should be noted that there are currently no programmed improvements to state roads in the vicinity of the site.

The increased residential density also creates the greatest change in parking demand between the R-R zoning and the R-20. On average, two parking spaces are needed per residential unit. The existing zoning yields a parking need of about 34 parking spaces. Forty-two spaces would be needed to accommodate the increased density that could result from R-20 zoning.

Educational services for additional students would be managed by the provisions of the adequate public facilities ordinance. The appropriateness of a particular development would be carefully evaluated in the context of a permit application.

## ANALYSIS

### Policy

In late 1987, the Board of Aldermen adopted an ordinance to amend the official Carrboro zoning map and to establish the R-R and northern portions of the R-20 zoning district. By this action, the Board incorporated map and text changes that implemented the core principles associated with the Joint Planning Agreement and Land Use Plan. Those principles defined an urban area and established a surrounding area that would buffer the rural areas of the county from urban development that would eventually occur within the Towns of Chapel Hill and Carrboro. These principles were reviewed and affirmed in the development and adoption of the *Facilitated Small Area Plan for Carrboro's Northern Study Area*, though that plan identified an additional mechanism for development of Carrboro's transition areas; the office/assembly and village "floating zones." Policies towards development of the transition areas may also be found in *Carrboro Vision2020 (2000)*, and in *Shaping Orange County Future Provisional Report and Recommendations (1999)*.

### Ordinance Provisions Regarding Changes to Zoning Map

The Land Use Ordinance specifies that the principle issue before the Board in making a decision is "whether the proposed amendment advances the public health, safety or welfare." With regard to minor map amendments, as requested here, the ordinance further notes that the Board "shall not consider any representations made by the petitioner that, if the change is granted, the property will be used for only one of the possible range of permitted uses. This is one of the principle differences between standard rezonings and the new conditional use rezoning approach that was adopted by the Board of Aldermen on May 25, 2004.

### Options

Four alternative actions related to the request to rezone a portion of the Bright, Fowler, and Wheeler property have been identified and are described.

1. Deny the request for rezoning and leave the existing zoning as it is.
2. Deny the request for rezoning and request that the applicant consider a Village Mixed-Use conditional use rezoning and work with adjoining property owners to reach the 50-acre threshold.

3. Deny the request for rezoning and recommend that the applicant consider developing a proposal using one of the newly established conditional use districts.
4. Approve the rezoning request, modifying the zoning of 17 acres from R-R to R-20.

### Findings

1. Adopted policies support development of Transition Areas (now or formerly) at urban densities. Urban densities are typically described as between 2 and 5 units per acre.
2. The rezoning strategy that is highlighted in the NSA plan, i.e. floating or conditional use zoning is a voluntary mechanism only. It is not possible for the community to decide a desired village site and to modify the property's zoning accordingly. Standard rezoning is a technique that is available to both the community and the property owner and it is one that does not involve the somewhat more costly and therefore risky combined quasi-judicial/legislative process.
3. The applicants have the option of developing the property under the ordinance provisions that coincide with the current zoning classification.
4. A slight reduction in the number and range of permissible uses does result from a change in zoning from R-R to R-20. From the standpoint of adopted policy that has sought to create a well-defined urban area that is an extension of the town's cores, this reduction is offset by the gains in residential density, particularly when the availability of water and sewer services, proximity to developed neighborhoods, and existing and future school and park sites are taken into consideration.
5. Additional development will result in higher traffic levels. The property in question includes a segment of the Lake Hogan Farms connector road, construction of which will play an important role in disbursing trips to the north.
6. Property is suited for rezoning to R-20, or an alternative zoning district with greater residential density potential. Its proximity to existing developments with nearly this density and proposed developments of greater density will facilitate the extension of public services, including transit, in a cost-effective manner.
7. Residential – 20,000 square feet per dwelling results in a density which is lower than the ideal density for village development as described in the NSA Plan. Yet, village development seems to be offered as an option, not a mandate in the plan, although it clearly also provides a means of achieving other NSA goals about housing diversity and affordable housing. R-20 nearly yields the targeted build-out density for the NSA of 2.2. dwelling units per acre. It must be noted that, due to some of the actions taken by landowners since the preparation of the plan (conservation easements, sale to public entities for various purposes), it is not clear whether this target will be reached during the plan's time frame.

### RECOMMENDATION

The staff recommends adoption of the ordinance that amends the rezoning of approximately 17.5 acres of the 49.93-acre Bright, Wheeler, Fowler property from R-R to R-20.



TOWN OF CARRBORO

NORTH CAROLINA

June 10, 2004

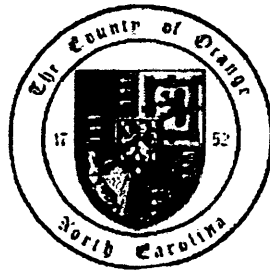
RE: Rezoning of approximately 17 acres of a 49+ acre tract located approximately one mile north of the intersection of Old NC 86 and Dairyland/Homestead Roads.

I, Patricia J. McGuire, do certify that I did cause to have mailed, by first class mail, letters informing the owners and/or residents of properties within 1,000 feet of the proposed rezoning parcel of the schedule and proposal to rezone from R-R, Rural Residential, minimum 43,560 square feet per dwelling unit, to R-20, Residential, 20,000 square feet per dwelling unit, a property described on Orange County Tax Map 23, Block C, Lot 31. The persons to whom the notices were sent and their addresses are on the attached list.

A handwritten signature in cursive script, reading "Patricia J. McGuire", is written over a horizontal line.

Patricia J. McGuire  
Planning Administrator

6/10/04

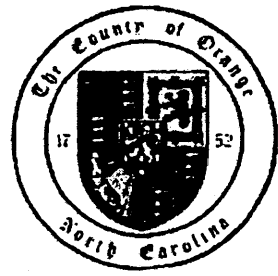


✓ = envelope

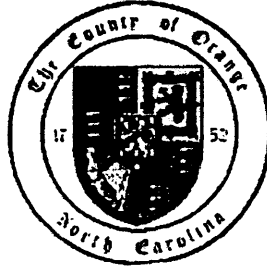
PAGE 1 OF 17

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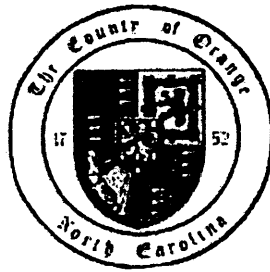
| TMBL         | OWNER                     | OWNER2                |       |            |
|--------------|---------------------------|-----------------------|-------|------------|
| OLDPIN       | ADDRESS                   | CITY                  | STATE | ZIP        |
| 7.23E.6      | ORANGE COUNTY             |                       |       |            |
| 9870149741   |                           | HILLSBOROUGH          | NC    | 27278      |
| 7.23D.37 ✓   | BARKER BENJAMIN E         | & KAREN R             |       |            |
| 9870230620   | 8107 KIT LN               | CHAPEL HILL           | NC    | 27516-9276 |
| 7.23D.36 ✓   | STODDARD JEFFERY B        | & JAN A               |       |            |
| 9870230726   | 903 TALLY HO TR           | CHAPEL HILL           | NC    | 27516      |
| 7.23.C.31H ✓ | PUBLIC SERVICE COMPANY OF | N C INC               |       |            |
| 9860831253   | P O BOX 1398              | GASTONIA              | NC    | 28053      |
| 7.23.C.31G ✓ | ORANGE COUNTY             |                       |       |            |
| 9860843227   | P O BOX 8181              | HILLSBOROUGH          | NC    | 27278      |
| 7.109.1 ✓    | BLOCKER PROPERTIES LLC    | C/O MICHAEL A COLOMBO |       |            |
| 9860810089   | 203 GRANVILLE DRIVE       | GREENVILLE            | NC    | 27858-5717 |
| 7.109.1B     | KIRKLAND STEVEN L         | & DONNA G             |       |            |
| 9860810976   | 8504 OLD NC 86            | CHAPEL HILL           | NC    | 27516-8118 |
| 7.109.1C ✓   | CAMPBELL DUNCAN E         | & CLAUDIA M           |       |            |
| 9860823029   | 111 LATEGAN LN            | CHAPEL HILL           | NC    | 27516      |
| 7.109G.60 ✓  | HOEFFLER STEPHEN E        | & LEANNE A            |       |            |
| 9860818425   | 106 DAIRY COURT           | CHAPEL HILL           | NC    | 27516      |
| 7.109G.61 ✓  | HICKS TIMOTHY JAMES       | & DIANA               |       |            |
| 9860818489   | 104 DAIRY CT              | CHAPEL HILL           | NC    | 27516      |
| 7.109G.62 ✓  | ARNOLD TODD G             | & REBECCA P           |       |            |
| 9860819543   | 102 DAIRY CT              | CHAPEL HILL           | NC    | 27516      |



| TMBL         | OWNER                     | OWNER2                  | STATE | ZIP        |
|--------------|---------------------------|-------------------------|-------|------------|
| OLDPIN       | ADDRESS                   | CITY                    |       |            |
| 7.109G..63 ✓ | NIEVES CHRISTOPHER        | & SHARON P              |       |            |
| 9860910507   | 100 DAIRY CT              | CHAPEL HILL             | NC    | 27516      |
| 2.109G..71 ✓ | ONEILL MICHAEL J          | & PRISCILLA J           |       |            |
| 9860915955   | 117 HOGAN GLEN CT         | CHAPEL HILL             | NC    | 27516-4311 |
| 7.109G..72 ✓ | LAYDEN KEITH E            | & YVETTE B              |       |            |
| 9860915912   | 115 HOGAN GLEN CT         | CHAPEL HILL             | NC    | 27516      |
| .109G..73 ✓  | BEHROUZI KOUROUSH         | & FARIMAH ANOUSHIRAVA   |       |            |
| 9860914839   | 113 HOGAN GLEN CT         | CHAPEL HILL             | NC    | 27516-4311 |
| 7.109G..74 ✓ | ENGLISH TERRY W           | & ALETA B               |       |            |
| 9860913895   | 111 HOGAN GLEN PL         | CHAPEL HILL             | NC    | 27516-4311 |
| .109G..75 ✓  | BLAKER DAVID M            | & POLLY J               |       |            |
| 9860913830   | 109 HOGAN GLEN CT         | CHAPEL HILL             | NC    | 27516      |
| .109G..76 ✓  | WRIGHT DAVID L            | & TRACY F               |       |            |
| 9860912787   | 107 HOGAN GLEN CT         | CHAPEL HILL             | NC    | 27516-4311 |
| .109G..77 ✓  | GUALTIERI REED THOMAS P   | & ELIZABETH J           |       |            |
| 9860912723   | 105 HOGAN GLEN CT         | CHAPEL HILL             | NC    | 27516-4311 |
| 7.109G..78 ✓ | ARMSTRONG CARLOTTA BANK:  |                         |       |            |
| 9860911770   | 103 HOGAN GLEN PL         | CHAPEL HILL             | NC    | 27516-4311 |
| 7.109G..79 ✓ | VANDERWOUDE PHIL          | & BECKY                 |       |            |
| 9860911616   | 101 HOGAN GLEN            | CHAPEL HILL             | NC    | 27516      |
| 7.109H..3 ✓  | LAKE HOGAN FARMS ASSOCIAT | C/O BOLIN CREEK INVESTM |       |            |
| 9860816462   | 2514 RELIANCE AVE         | APEX                    | NC    | 27502      |

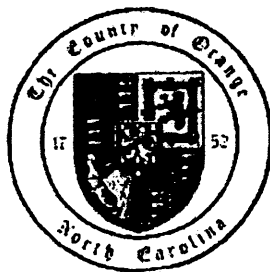


| TMBL<br>OLDP  | OWNER<br>ADDRESS    | OWNER2<br>CITY         | STATE | ZIP        |
|---------------|---------------------|------------------------|-------|------------|
| 7.109H..315 ✓ | TOMLIN BRIAN THOMAS | & SARAH T              |       |            |
| 9860915716    | 100 HOGAN RIDGE CT  | CHAPEL HILL            | NC    | 27516      |
| 7.109H..316 ✓ | OH KEAN T           | & DAWN M OH            |       |            |
| 9860915881    | 102 HOGAN RIDGE CT  | CHAPEL HILL            | NC    | 27516      |
| 7.109H..317 ✓ | DARBY MARTYN K      | & LISA L SATTERWHITE   |       |            |
| 9860916857    | 104 HOGAN RIDGE CT  | CHAPEL HILL            | NC    | 27516      |
| 7.109H..318 ✓ | YEO CURTIS ALAN     | & HILARY R             |       |            |
| 9860917932    | 106 HOGAN RIDGE CT  | CHAPEL HILL            | NC    | 27516      |
| 7.109H..319 ✓ | LEMOINE FREDERICK M | & TAMARA S             |       |            |
| 9860918908    | 108 HOGAN RIDGE CT  | CHAPEL HILL            | NC    | 27516-4318 |
| 7.109H..320 ✓ | LAVELLE MARK D      | & KARLENE P            |       |            |
| 9860928073    | 110 HOGAN RIDGE CT  | CHAPEL HILL            | NC    | 27516-4318 |
| 7.109H..321 ✓ | OTERO RONNY M       | & NORA                 |       |            |
| 9860929058    | 112 HOGAN RIDGE CT  | CHAPEL HILL            | NC    | 27516      |
| 7.109H..322 ✓ | KOTTIEL JEFFREY H   | & BONNIE K             |       |            |
| 9870020123    | 114 HOGAN RIDGE CT  | CHAPEL HILL            | NC    | 27516-4318 |
| 7.109H..323 ✓ | QIN LU CHANG        | & JIE TANG             |       |            |
| 9870020261    | 116 HOGAN RIDGE CT  | CHAPEL HILL            | NC    | 27516      |
| 7.109H..324 ✓ | WRIGHT DAVID R      | & PATRICIA A CULLETON  |       |            |
| 9860927281    | 111 HOGAN RIDGE CT  | CHAPEL HILL            | NC    | 27516      |
| 7.109H..325 ✓ | GUZMAN CARLMICHAEL  | & NORMA N HERNANDEZ (W |       |            |
| 9860926194    | 109 HOGAN RIDGE CT  | CHAPEL HILL            | NC    | 27516      |



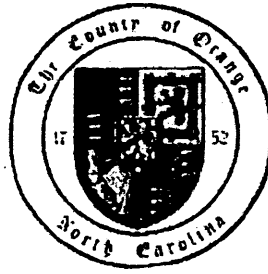
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| 7.109H..326 ✓ | SAWYER WILLIAM J       | & INGA S SAWYER |       |            |
| 9860926028    | 107 HOGAN RIDGE CT     | CHAPEL HILL     | NC    | 27514      |
| 7.109H..327 ✓ | OPPEWAL THOMAS JAY     | & SONDA M       |       |            |
| 9860925053    | 105 HOGAN RIDGE CT     | CHAPEL HILL     | NC    | 27516-4318 |
| 7.109H..328 ✓ | ACUFF ELIZABETH L      | & MARK D        |       |            |
| 9860914987    | 103 HOGAN RIDGE CT     | CHAPEL HILL     | NC    | 27516      |
| 7.109H..329 ✓ | CUNNINGHAM MICHAEL J   | & COLEEN K      |       |            |
| 9860914902    | 101 HOGAN RIDGE CT     | CHAPEL HILL     | NC    | 27516      |
| 7.109H..330 ✓ | YUSIEWICZ JEFFREY J    | & KATHLEEN M    |       |            |
| 9860819609    | 101 SHADOW RIDGE PLACE | CHAPEL HILL     | NC    | 27516-4316 |
| 7.109H..331 ✓ | KUM SHIU MING          | & YUK TAI NGAI  |       |            |
| 9860818614    | 103 SHADOW RIDGE PL    | CHAPEL HILL     | NC    | 27516      |
| 7.109H..332 ✓ | NGUYEN CHUONG H        | & HANG A VU (W) |       |            |
| 9860817547    | 105 SHADOW RIDGE PL    | CHAPEL HILL     | NC    | 27516-4316 |
| 7.109H..333 ✓ | WATERS JAMES CREAL     | & LINDSAY S     |       |            |
| 9860816562    | 107 SHADOW RIDGE PL    | CHAPEL HILL     | NC    | 27516      |
| 7.109H..334 ✓ | HAUS JOHN G            | & LISA A        |       |            |
| 9860815452    | 109 SHADOW RIDGE PL    | CHAPEL HILL     | NC    | 27516-4316 |
| 7.109H..356 ✓ | LISOWSKY RICHARD P     | & MARY K        |       |            |
| 9860813462    | 114 SHADOW RIDGE PL    | CHAPEL HILL     | NC    | 27516-4315 |
| 7.109H..357 ✓ | NORWOOD H JOE          | & TAREEN A      |       |            |
| 9860813530    | 112 SHADOW RIDGE PL    | CHAPEL HILL     | NC    | 27516      |



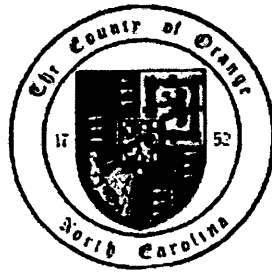


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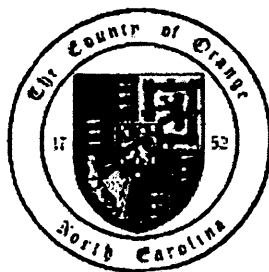
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| OLDPIN        | ADDRESS                   | CITY                |       |            |
| 7.109H..358 ✓ | PHILLIPS DAVID D          | & SUSAN S           |       |            |
| 9860813599    | 110 SHADOW RIDGE PL       | CHAPEL HILL         | NC    | 27516-4315 |
| 7.109H..359 ✓ | FAY STEVEN M              | & ELLEN D           |       |            |
| 9860814685    | 108 SHADOW RIDGE PL       | CHAPEL HILL         | NC    | 27516-4315 |
| 7.109H..360 ✓ | OBRIANT JAMES             |                     |       |            |
| 9860815761    | 106 SHADOW RIDGE PL       | CHAPEL HILL         | NC    | 27516      |
| 7.109H..361 ✓ | BLUM DAVID                | & EVE               |       |            |
| 9860816736    | 104 SHADOW RIDGE PL       | CHAPEL HILL         | NC    | 27516      |
| 7.109H..362 ✓ | MARSZALEK PIOTR E         | & MONIKA B          |       |            |
| 9860817811    | 102 SHADOW RIDGE PL       | CHAPEL HILL         | NC    | 27516      |
| 7.109H..363 ✓ | WALLACE MICHAEL J         | & BARBARA A         |       |            |
| 9860817894    | 100 SHADOW RIDGE PL       | CHAPEL HILL         | NC    | 27516      |
| 7.109H..4 ✓   | BOLIN CREEK INVESTMENTS L |                     |       |            |
| 9860929215    | 2514 RELIANCE AVE         | APEX                | NC    | 27539      |
| 7.109L..1     | LAKE HOGAN FARMS          | ASSOC INC           |       |            |
| 9870019941    | 2514 RELIANCE AVE         | APEX                | NC    | 27539      |
| 7.109L..226 ✓ | LIU GORDON                | & YANLING ZHANG (W) |       |            |
| 9870027084    | 112 NORTH FIELDS CR       | CHAPEL HILL         | NC    | 27516      |
| 7.109L..227 ✓ | HEWITT JOHN               | & ANDREA E          |       |            |
| 9870027069    | 114 NORTH FIELDS CR       | CHAPEL HILL         | NC    | 27516      |
| 7.109L..228 ✓ | REMPFER DOUGLAS           | & ASHLEY            |       |            |
| 9870027134    | 116 NORTH FIELDS CIRCLE   | CHAPEL HILL         | NC    | 27516      |



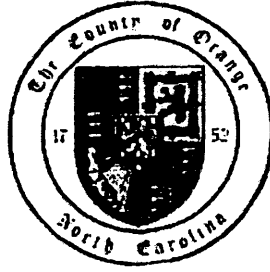
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| OLDPIN                    | ADDRESS                   | CITY              | STATE | ZIP   |
| <del>7.109L..229</del> ✓  | HILLIKER DANIEL R         | & TERESA L ALLRED |       |       |
| 9870026199                | 118 NORTH FIELDS CIR      | CHAPEL HILL       | NC    | 27516 |
| <del>7.109L..230</del> ✓  | SU ZUOWEI                 | & HUILING LI      |       |       |
| 9870026242                | 120 NORTH FIELDS CIR      | CHAPEL HILL       | NC    | 27516 |
| <del>7.109L..231</del> ✓  | SCHORR FRANK              | & JACQUELINE      |       |       |
| 9870025295                | 122 NORTH FIELDS CIR      | CHAPEL HILL       | NC    | 27516 |
| <del>7.109L..232</del> ✓  | WILKINS CARL              | & CHARLOTTE       |       |       |
| 9870025236                | 124 NORTH FIELDS CIR      | CHAPEL HILL       | NC    | 27516 |
| <del>7.109L..233</del> ✓  | KARK ROBERT C             | & RENEE M FERRARI |       |       |
| 9870024277                | 126 NORTH FIELDS CIR      | CHAPEL HILL       | NC    | 27516 |
| <del>7.109L..234</del> ✓✓ | WEEKLEY HOMES LP          |                   |       |       |
| 9870024215                | 1111 N POST OAK RD        | HOUSTON           | TX    | 77055 |
| <del>7.109L..235</del> ✓  | WEEKLEY HOMES LP          |                   |       |       |
| 9870023254                | 1111 N POST OAK RD        | HOUSTON           | TX    | 77055 |
| <del>7.109L..236</del> ✓  | WEEKLEY HOMES LP          |                   |       |       |
| 9870023201                | 1111 N POST OAK RD        | HOUSTON           | TX    | 77055 |
| <del>7.109L..237</del>    | WEEKLEY HOMES LP          |                   |       |       |
| 9870022148                | 1111 N POST OAK RD        | HOSUTON           | TX    | 77055 |
| <del>7.109L..238</del> ✓  | BOLIN CREEK INVESTMENTS L |                   |       |       |
| 9870022103                | 2514 RELIANCE AVE         | APEX              | NC    | 27539 |
| <del>7.109L..239</del>    | BOLIN CREEK INVESTMENTS L |                   |       |       |
| 9870021068                | 2514 RELIANCE AVE         | APEX              | NC    | 27539 |



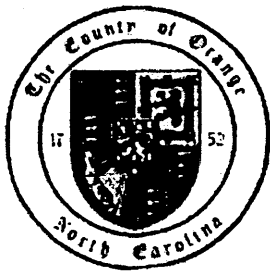
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| OLDPIN        | ADDRESS                   | CITY                   |       |       |
| 7.109L..240   | BOLIN CREEK INVESTMENTS L |                        |       |       |
| 9870021042    | 2514 RELIANCE AVE         | APEX                   | NC    | 27539 |
| 7.109L..241   | BOLIN CREEK INVESTMENTS L |                        |       |       |
| 9870011926    | 2514 RELIANCE AVE         | APEX                   | NC    | 27539 |
| 7.109L..253 ✓ | WATSON JAY A              | & LINDA S              |       |       |
| 9870016933    | 111 NORTH FIELDS CR       | CHAPEL HILL            | NC    | 27516 |
| 7.109L..254 ✓ | JOSHI SHREYAS             | & SHEELA               |       |       |
| 9870026020    | 113 NORTH FIELDS CR       | CHAPEL HILL            | NC    | 27516 |
| 7.109L..255 ✓ | YASHIN ANATOLI I          | & SVETLANA V OUKRAINTS |       |       |
| 9870025085    | 115 NORTH FIELDS CIR      | CHAPEL HILL            | NC    | 27516 |
| 7.109L..256 ✓ | TROHANIS DONNA            | & PASCAL               |       |       |
| 9870025028    | 117 NORTH FIELDS CR       | CHAPEL HILL            | NC    | 27516 |
| 7.109L..257 ✓ | WEEKLEY HOMES LP          |                        |       |       |
| 9870024007    | 1111 N POST OAK RD        | HOUSTON                | TX    | 77055 |
| 7.109L..258 ✓ | WEEKLEY HOMES LP          |                        |       |       |
| 9870023044    | 1111 N POST OAK RD        | HOUSTON                | TX    | 77055 |
| 7.109L..259   | BOLIN CREEK INVESTMENTS L |                        |       |       |
| 9870012999    | 2514 RELIANCE AVE         | APEX                   | NC    | 27539 |
| 7.109L..260   | BOLIN CREEK INVESTMENTS L |                        |       |       |
| 9870012982    | 2514 RELIANCE AVE         | APEX                   | NC    | 27539 |
| 7.109L..4     | LAKE HOGAN FARMS ASSOCIAT | INC                    |       |       |
| 9870014726    | 2514 RELIANCE AVE         | APEX                   | NC    | 27502 |



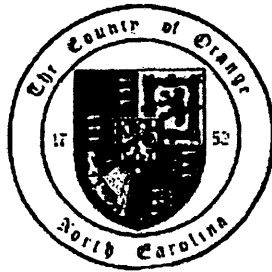
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| OLDPIN       | ADDRESS                    | CITY                    |       |       |
| 7.109L..5    | LAKE HOGAN FARMS ASSOCIAT  | INC                     |       |       |
| 9870020059   | 2514 RELIANCE AVE          | APEX                    | NC    | 27502 |
| 7.109M..1 ✓  | MIRKIN MARK H              | & ELIZABETH S MIRKIN    |       |       |
| 9870121272   | 101 TURTLEBACK CROSSING DR | CHAPEL HILL             | NC    | 27516 |
| 7.109M..17 ✓ | WEST GARY R                | & KATHLEEN A STARK      |       |       |
| 9870029392   | 602 LAKE HOGAN FARMS RD    | CHAPEL HILL             | NC    | 27516 |
| 7.109M..18 ✓ | CLOUTIER ALFRED J          | & KAY K                 |       |       |
| 9870028078   | 609 LAKE HOGAN FARM RD     | CHAPEL HILL             | NC    | 27516 |
| 7.109M..19 ✓ | BARTH GLENN                | & PATRICIA              |       |       |
| 9870019906   | 607 LAKE HOGAN FARM RD     | CHAPEL HILL             | NC    | 27516 |
| 7.109M..2 ✓  | PILLSBURY HAROLD C         |                         |       |       |
| 9870122391   | 103 TURTLEBACK CROSSING    | CHAPEL HILL             | NC    | 27516 |
| 7.109M..20 ✓ | SHOUP DAVID L              | & MICHELLE J ABEL-SHOUP |       |       |
| 9870019888   | 605 LAKE HOGAN FARM RD     | CHAPEL HILL             | NC    | 27516 |
| 7.109M..26   | BOLIN CREEK INVESTMENTS L  |                         |       |       |
| 9870027368   | 2514 RELIANCE AVE          | APEX                    | NC    | 27539 |
| 7.109M..3 ✓  | AHMAD ASIF                 |                         |       |       |
| 9870124340   | 105 TURTLEBACK CROSSING    | CHAPEL HILL             | NC    | 27517 |
| 7.109M..31 ✓ | HOMESCAPE DEVELOPMENT      | COMPANY INC             |       |       |
| 9870124623   | 421 MEADOWMONT VILLAGE CI  | CHAPEL HILL             | NC    | 27517 |
| 7.109M..33   | HOMESCAPE DEVELOPMENT      | COMPANY INC             |       |       |
| 9870122911   | 421 MEADOWMONT VILLAGE CI  | CHAPEL HILL             | NC    | 27517 |



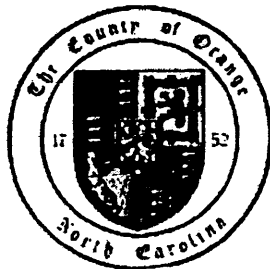
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| OLDPIN       | ADDRESS                    | CITY             |       |       |
| 7.109M..34 ✓ | HOMESCAPE BUILDING COMPA   |                  |       |       |
| 9870028407   | P O BOX 16009              | CHAPEL HILL      | NC    | 27516 |
| 7.109M..35 ✓ | HOMESCAPE BUILDING COMPA   |                  |       |       |
| 9870028510   | P O BOX 16009              | CHAPEL HILL      | NC    | 27516 |
| 7.109M..36   | HOMESCAPE BUILDING COMPA   |                  |       |       |
| 9870028513   | P O BOX 16009              | CHAPEL HILL      | NC    | 27516 |
| 7.109M..37 ✓ | HOMESCAPE BUILDING COMPA   |                  |       |       |
| 9870028525   | P O BOX 16009              | CHAPEL HILL      | NC    | 27516 |
| 7.109M..38   | HOMESCAPE BUILDING COMPA   |                  |       |       |
| 9870028537   | P O BOX 16009              | CHAPEL HILL      | NC    | 27516 |
| 7.109M..39   | HOMESCAPE BUILDING COMPA   |                  |       |       |
| 9870028549   | P O BOX 16009              | CHAPEL HILL      | NC    | 27516 |
| 7.109M..4 ✓  | RALL KLAUS GUNTER          | & EVA MARIA RALL |       |       |
| 9870125269   | 107 TURTLEBACK CROSSING DR | CHAPEL HILL      | NC    | 27516 |
| 7.109M..40   | HOMESCAPE DEVELOPMENT      | COMPANY INC      |       |       |
| 9870028646   | 421 MEADOWMONT VILLAGE CI  | CHAPEL HILL      | NC    | 27517 |
| 7.109M..41   | HOMESCAPE DEVELOPMENT      | COMPANY INC      |       |       |
| 9870028628   | 421 MEADOWMONT VILLAGE CI  | CHAPEL HILL      | NC    | 27517 |
| 7.109M..42   | HOMESCAPE DEVELOPMENT      | COMPANY INC      |       |       |
| 9870028710   | 421 MEADOWMONT VILLAGE CI  | CHAPEL HILL      | NC    | 27517 |
| 7.109M..43   | HOMESCAPE DEVELOPMENT      | COMPANY INC      |       |       |
| 9870027792   | 421 MEADOWMONT VILLAGE CI  | CHAPEL HILL      | NC    | 27517 |



| TMBL         | OWNER                     | OWNER2      |       |       |
|--------------|---------------------------|-------------|-------|-------|
| OLDPIN       | ADDRESS                   | CITY        | STATE | ZIP   |
| 7.109M..44   | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870027774   | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..45 ✓ | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870027767   | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..46   | HOMESCAPE BUILDING CO     |             |       |       |
| 9870027885   | P O BOX 16009             | CHAPEL HILL | NC    | 27516 |
| 7.109M..47   | HOMESCAPE BUILDING CO     |             |       |       |
| 9870028807   | P O BOX 16009             | CHAPEL HILL | NC    | 27516 |
| 7.109M..48   | HOMESCAPE BUILDING CO     |             |       |       |
| 9870028828   | P O BOX 16009             | CHAPEL HILL | NC    | 27516 |
| 7.109M..49   | HOMESCAPE BUILDING CO     |             |       |       |
| 9870028859   | P O BOX 16009             | CHAPEL HILL | NC    | 27516 |
| 7.109M..50   | HOMESCAPE BUILDING CO     |             |       |       |
| 9870028970   | P O BOX 16009             | CHAPEL HILL | NC    | 27516 |
| 7.109M..51   | HOMESCAPE BUILDING CO     |             |       |       |
| 9870029910   | P O BOX 16009             | CHAPEL HILL | NC    | 27516 |
| 7.109M..52   | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870120814   | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..53   | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870120821   | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
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| 9870120739   | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |



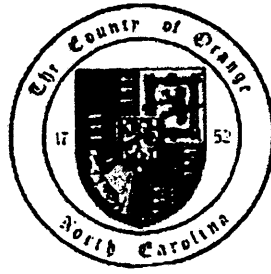
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| 9870120737 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..56 | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870120734 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
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| 9870120732 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..58 | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870120698 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..59 | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870121638 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
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| 9870121657 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..61 | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870121687 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..62 | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870122617 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..63 | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870122648 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..64 | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870121524 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
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| 9870120593 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |



| TMBL       | OWNER                     | OWNER2      |       |       |
|------------|---------------------------|-------------|-------|-------|
| OLDPIN     | ADDRESS                   | CITY        | STATE | ZIP   |
| 7.109M..66 | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870120563 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..67 | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870120533 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..68 | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870120512 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..69 | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870029581 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..70 | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870121456 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..71 | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870120637 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..72 | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870028693 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109M..73 | HOMESCAPE DEVELOPMENT     | COMPANY INC |       |       |
| 9870029707 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109N..1  | HOMESCAPE BUILDING CO     |             |       |       |
| 9860922248 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109N..10 | HOMESCAPE BUILDING CO     |             |       |       |
| 9860825271 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109N..11 | HOMESCAPE BUILDING CO     |             |       |       |
| 9860825370 | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |

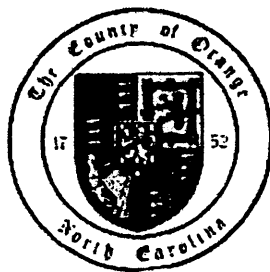


E-14

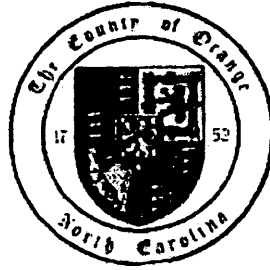


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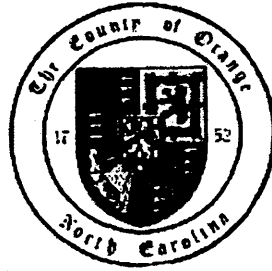
| TMBL         | OWNER                     | OWNER2      | STATE | ZIP   |
|--------------|---------------------------|-------------|-------|-------|
| OLDPIN       | ADDRESS                   | CITY        |       |       |
| 7.109N..12   | HOMESCAPE BUILDING CO     |             |       |       |
| 9860827360   | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109N..13 ✓ | HOMESCAPE BUILDING CO     |             |       |       |
| 9860827168   | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109N..14   | HOMESCAPE BUILDING CO     |             |       |       |
| 9860828286   | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109N..15   | HOMESCAPE BUILDING CO     |             |       |       |
| 9860921157   | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109N..16   | LAKE HOGAN FARMS ASSOC    | INC         |       |       |
| 9860829297   | 2514 RELIANCE AVE         | APEX        | NC    | 27539 |
| 7.109N..17   | BOLIN CREEK INVESTMENTS L |             |       |       |
| 9860822266   | 2514 RELIANCE AVE         | APEX        | NC    | 27539 |
| 7.109N..18   | BOLIN CREEK INVESTMENTS L |             |       |       |
| 9860823492   | 2514 RELIANCE AVE         | APEX        | NC    | 27539 |
| 7.109N..19   | LAKE HOGAN FARMS ASSOC    | INC         |       |       |
| 9860928389   | 2514 RELIANCE AVE         | APEX        | NC    | 27539 |
| 7.109N..2    | HOMESCAPE BUILDING CO     |             |       |       |
| 9860829076   | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |
| 7.109N..20   | LAKE HOGAN FARMS ASSOC    | INC         |       |       |
| 9860927340   | 2514 RELIANCE AVE         | APEX        | NC    | 27539 |
| 7.109N..21   | LAKE HOGAN FARMS ASSOC    | INC         |       |       |
| 9860817870   | 2514 RELIANCE AVE         | APEX        | NC    | 27539 |



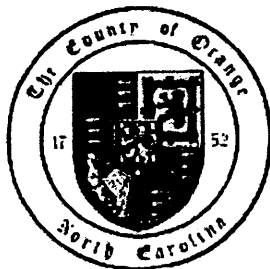
| TMBL         | OWNER                     | OWNER2      |       |       |  |
|--------------|---------------------------|-------------|-------|-------|--|
| OLDPIN       | ADDRESS                   | CITY        | STATE | ZIP   |  |
| 7.109N..22   | LAKE HOGAN FARMS ASSOC    | INC         |       |       |  |
| 9860922187   | 2514 RELIANCE AVE         | APEX        | NC    | 27539 |  |
| 7.109N..3    | HOMESCAPE BUILDING CO     |             |       |       |  |
| 9860828091   | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |  |
| 7.109N..4    | HOMESCAPE BUILDING CO     |             |       |       |  |
| 9860818908   | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |  |
| 7.109N..5    | HOMESCAPE BUILDING CO     |             |       |       |  |
| 9860817849   | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |  |
| 7.109N..6 /  | HOMESCAPE BUILDING CO     |             |       |       |  |
| 9860815892   | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |  |
| 7.109N..7 /  | CARRUTHERS ROBERT         | & KELLY     |       |       |  |
| 9860815963   | 104 WHISPERING OAK CT     | CHAPEL HILL | NC    | 27516 |  |
| 7.109N..8    | HOMESCAPE BUILDING CO     |             |       |       |  |
| 9860825073   | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |  |
| 7.109N..9 /  | HOMESCAPE BUILDING CO     |             |       |       |  |
| 9860825192   | 421 MEADOWMONT VILLAGE CI | CHAPEL HILL | NC    | 27517 |  |
| 7.110..14E / | PINNEY JAN MARTIN         |             |       |       |  |
| 9860618606   | 582 GALLOP RD             | CHAPEL HILL | NC    | 27514 |  |
| 7.110..14F / | PINNEY DON M              | & AMY C     |       |       |  |
| 9860629276   | 208 DEER RIDGE DR         | CHAPEL HILL | NC    | 27515 |  |
| 7.110..14G / | TALBERT SHANNON GEREALD   |             |       |       |  |
| 9860721524   | 204 DEER RIDGE RD         | CHAPEL HILL | NC    | 27516 |  |



| TMBL         | OWNER                    | OWNER2                  |       |            |
|--------------|--------------------------|-------------------------|-------|------------|
| OLDPIN       | ADDRESS                  | CITY                    | STATE | ZIP        |
| 7.22.A.11A ✓ | CARRBORO TOWN OF         |                         |       |            |
| 9860742735   | 301 WEST MAIN ST         | CARRBORO                | NC    | 27510      |
| 7.23.A.12 ✓  | BRYAN JAMES T III        | & WENDY D               |       |            |
| 9860735651   | 8033 OLD NC 86           | CHAPEL HILL             | NC    | 27516-5142 |
| 7.23.A.12A ✓ | SHOAF CHON R             |                         |       |            |
| 9860738794   | 8021 OLD NC 86           | CHAPEL HILL             | NC    | 27516-5142 |
| 7.23.A.12B ✓ | RIGGSBEE NED L           |                         |       |            |
| 9860749030   | 1228 OLD HILLSBOROUGH RD | CHAPEL HILL             | NC    | 27516      |
| 7.23.A.12D ✓ | FLOYD TINA               |                         |       |            |
| 9860749138   | 131 COBBLESTONE DR       | CHAPEL HILL             | NC    | 27516-8737 |
| 7.23.A.12E ✓ | SHARP WIENE DEMOULIN     |                         |       |            |
| 9860744035   | 200 BRITTON DR           | CHAPEL HILL             | NC    | 27516      |
| 7.23.A.12F ✓ | SEYWALD HANS             |                         |       |            |
| 9860741085   | 203 COLLEEN DR           | YORKTOWN                | VA    | 23693      |
| 7.23.A.13A ✓ | DUDLEY KENNETH H TRUSTEE | KENNETH H DUDLEY LIVING |       |            |
| 9860639127   | 5311 PELHAM RD           | DURHAM                  | NC    | 27713-2531 |
| 7.23.A.13C ✓ | AYERS MARY E             | & JOHN R TUTON (H)      |       |            |
| 9860738125   | 8109 OLD NC 86           | CHAPEL HILL             | NC    | 27514      |
| 7.23.A.13D ✓ | AYERS ROBERT J           |                         |       |            |
| 9860625777   | 8111 OLD NC 86           | CHAPEL HILL             | NC    | 27514      |
| 7.23.A.13F ✓ | SIMM ARTHUR G            | & BONITA M              |       |            |
| 9860629939   | 215 DEER RIDGE DR        | CHAPEL HILL             | NC    | 27516-8110 |



| TMBL                    | OWNER                | OWNER2              | STATE | ZIP        |
|-------------------------|----------------------|---------------------|-------|------------|
| OLDPIN                  | ADDRESS              | CITY                |       |            |
| 7.23.A.13G              | AYERS MARY E         | & JOHN R TUTON (H)  |       |            |
| 9860735232              | 8109 OLD NC 86       | CHAPEL HILL         | NC    | 27514      |
| <del>7.23.A.14</del> ✓  | VRANA KIM            | & ANAHID            |       |            |
| 9860727994              | 8217 OLD NC 86       | CHAPEL HILL         | NC    | 27516-5145 |
| <del>7.23.A.14A</del> ✓ | AYERS MARY ELIZABETH |                     |       |            |
| 9860724985              | 117B DEER RIDGE DR   | CHAPEL HILL         | NC    | 27516      |
| <del>7.23.A.15</del> ✓  | BEYLE JONATHAN W     | & ELIZABETH B       |       |            |
| 9860722905              | 203 DEER RIDGE DR    | CHAPEL HILL         | NC    | 27516-8110 |
| 7.23.A.15               | VRANA KIM            | & ANAHID            |       |            |
| 9860727655              | 8217 OLD NC 86       | CHAPEL HILL         | NC    | 27516-5145 |
| <del>7.23.A.15A</del> ✓ | MARLOW JEFFREY S     | & CAROL A           |       |            |
| 9860723411              | 200 DEER RIDGE DR    | CHAPEL HILL         | NC    | 27516      |
| 7.23.A.16               | VRANA KIM            | & ANAHID            |       |            |
| 9860726583              | 8217 OLD NC 86       | CHAPEL HILL         | NC    | 27516-5145 |
| 7.23.A.16A              | VRANA KIM            | & ANAHID K          |       |            |
| 9860726336              | 8217 OLD NC 86       | CHAPEL HILL         | NC    | 27516-5145 |
| <del>7.23.A.17</del> ✓  | CASH LYELL C JR      | & J LAUREL          |       |            |
| 9860732145              | 8107 OLD NC 86       | CHAPEL HILL         | NC    | 27516      |
| <del>7.23.A.18</del> ✓  | RIGGSBEE PATRICIA M  |                     |       |            |
| 9860725159              | 8300 OLD NC 86       | CHAPEL HILL         | NC    | 27516      |
| <del>7.23.A.19</del> ✓  | MILLER CHARLES G     | & JULIE CLAIRE RICE |       |            |
| 9860726037              | 301 RABBIT LANE      | HILLSBOROUGH        | NC    | 27278      |



| TMBL<br>OLDPIN             | OWNER<br>ADDRESS                       | OWNER2<br>CITY                    | STATE | ZIP        |
|----------------------------|--|-----------------------------------|-------|------------|
| 7.23.A.19A ✓<br>9860715890 | SNYDER RITA<br>8317 OLD NC 86          | CHAPEL HILL                       | NC    | 27516-5185 |
| 7.23.A.20 ✓<br>9860725259  | WOODWARD WILLIAM J<br>8221 OLD NC 86   | & HERMA R<br>CHAPEL HILL          | NC    | 27514      |
| 7.23.C.30 ✓<br>9870149178  | HOGAN JESSIE HRS<br>2320 STAGECOACH DR | C/O ESSIE H LEAK<br>HILLSBOROUGH  | NC    | 27278-9428 |
| 7.23.C.30B<br>9870130837   | HOGAN JESSIE HRS<br>2320 STAGECOACH DR | C/O ESSIE H LEAK<br>HILLSBOROUGH  | NC    | 27278-9428 |
| 7.23.C.31 ✓<br>9860932325  | BRIGHT DANA JILL FOWLER E<br>PO BOX 1  | & GINY L F WHEELER<br>WAKE FOREST | NC    | 27587      |
| 7.23.C.31B ✓<br>9860844205 | MOORE JEANETTE E<br>8000 OLD NC 86     | CHAPEL HILL                       | NC    | 27516-8116 |
| 7.23.C.31C<br>9860855268   | ORANGE COUNTY<br>P O BOX 8181          | HILLSBOROUGH                      | NC    | 27278      |
| 7.23.C.31E<br>9870053117   | ORANGE COUNTY<br>P O BOX 8181          | HILLSBOROUGH                      | NC    | 27278      |
| 7.23.C.31F<br>9860926679   | JONES BRYAN A HRS<br>8112 OLD NC 86    | CHAPEL HILL                       | NC    | 27516-5143 |

E-19

| ID | TMBL        | Owner 1               | Owner 2              | Address              | City        | State | Zip   |
|----|-------------|-----------------------|----------------------|----------------------|-------------|-------|-------|
| 1  | 7.109N.6    | DEMORE EDWARD JOSEPH  | & NANCY DEMORE       | 105 WHISPERING OAK C | CHAPEL HILL | NC    | 27516 |
| 2  | 7.109L..234 | DONG FAN              | & CHUN XIANG LI      | 128 N FIELDS CIR     | CHAPEL HILL | NC    | 27516 |
| 3  | 7.109L..236 | GRECO BRIAN L         | & TERESA A           | 128 N FIELDS CIR     | CHAPEL HILL | NC    | 27516 |
| 4  | 7.109M..37  | HARRELL JONATHAN      | & EMILY              | 113 TOWNE RIDGE LN   | CHAPEL HILL | NC    | 27516 |
| 5  | 7.109M..45  | HOMESCAPE BUILDING CO |                      | 421 MEADOWMOUNT VI   | CHAPEL HILL | NC    | 27516 |
| 6  | 7.109L..235 | INGHAM ANDREW W       | & RACHEL A           | 130 N FIELDS CIR     | CHAPEL HILL | NC    | 27516 |
| 7  | 7.109M..34  | MENDALL LLC           |                      | 210 N COLUMBIA ST    | CHAPEL HILL | NC    | 27516 |
| 8  | 7.109M..35  | NORWOOD H JOE         |                      | 109 TOWNE RIDGE LN   | CHAPEL HILL | NC    | 27516 |
| 9  | 7.109N..9   | CONNELL TOM           | & KELLY WAICUS       | 100 WHISPERING OAK C | CHAPEL HILL | NC    | 27516 |
| 10 | 7.109N..13  | OLCOTT CHRISTOPHER    | & JACQUELINE HALLADA | 104 DAIRY GLEN RD    | CHAPEL HILL | NC    | 27516 |
| 11 | 7.109L..257 | SMIRNOV VITALY        | & TANYA              | 121 N FIELDS CIR     | CHAPEL HILL | NC    | 27516 |
| 12 | 7.109N..8   | TESTEN ROBERT         | & MARIBETH           | 102 WHISPERING OAK   | CHAPEL HILL | NC    | 27516 |
| 13 | 7.109L..238 | WEEKLEY HOMES LP      |                      | 1111 N POST OAK RD   | HOUSTON     | TX    | 77055 |
| 14 | 7.109L..258 | YU SHAOCAI            | & LIFEN CHEN         | 123 N FIELDS CIRCLE  | CHAPEL HILL | NC    | 27516 |
| 15 |             | RESIDENT              |                      | 7906 OLD NC 86       | CHAPEL HILL | NC    | 27516 |
| 16 |             | RESIDENT              |                      | 8005 OLD NC 86       | CHAPEL HILL | NC    | 27516 |
| 17 |             | RESIDENT              |                      | 117 DEER RIDGE RD    | CHAPEL HILL | NC    | 27516 |
| 18 |             | RESIDENT              |                      | 201 DAIRY GLEN RD    | CHAPEL HILL | NC    | 27516 |
| 19 |             | RESIDENT              |                      | 8211 OLD NC 86       | CHAPEL HILL | NC    | 27516 |
| 20 |             | RESIDENT              |                      | 8307 OLD NC 86       | CHAPEL HILL | NC    | 27516 |
| 21 |             | RESIDENT              |                      | 7917 OLD NC 86       | CHAPEL HILL | NC    | 27516 |
| 22 |             | RESIDENT              |                      | 8013 OLD NC 86       | CHAPEL HILL | NC    | 27516 |
| 23 |             | REIDENT               |                      | 212 BRITTON DRIVE    | CHAPEL HILL | NC    | 27516 |
| 24 |             | RESIDENT              |                      | 127 N FIELD CIR      | CHAPEL HILL | NC    | 27516 |
| 25 |             | RESIDENT              |                      | 140 N FIELD CIR      | CHAPEL HILL | NC    | 27516 |
| 26 |             | RESIDENT              |                      | 8201 OLD NC 86       | CHAPEL HILL | NC    | 27516 |
| 27 |             | RESIDENT              |                      | 602 LAKE HOGAN FARM  | CHAPEL HILL | NC    | 27516 |
| 28 |             | RESIDENT              |                      | 136 N FIELD CIR      | CHAPEL HILL | NC    | 27516 |
| 29 |             | RESIDENT              |                      | 138 N FIELD CIR      | CHAPEL HILL | NC    | 27516 |
| 30 |             | RESIDENT              |                      | 8311 OLD NC 86       | CHAPEL HILL | NC    | 27516 |
| 31 |             | RESIDENT              |                      | 134 N FIELD CIR      | CHAPEL HILL | NC    | 27516 |
| 32 |             | RESIDENT              |                      | 8203 OLD NC 86       | CHAPEL HILL | NC    | 27516 |
| 33 |             | RESIDENT              |                      | 8113 OLD NC 86       | CHAPEL HILL | NC    | 27516 |
| 34 |             | RESIDENT              |                      | 142 N FIELD CIR      | CHAPEL HILL | NC    | 27516 |



TOWN OF CARRBORO  
**PLANNING BOARD**

*301 West Main Street, Carrboro, North Carolina 27510*

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R E C O M M E N D A T I O N S

**JUNE 17, 2004**

**REZONING OF BRIGHT, WHEELER, FOWLER PROPERTY**

1) Motion was made by James Carnahan and seconded by Heidi Paulsen that the Board of Aldermen consider the existing pattern of development, policy guidelines, and changing circumstances in the northern area of Carrboro's jurisdiction, since the adoption of the Northern Study Area plan, with the intention of possibly increasing the zoning density throughout the area and identifying areas and provide incentives to develop areas for commercial purposes. The Planning Board also recommends that a facilitated process involving stakeholders be utilized to decide what is in the best interest of the community.

VOTE: AYES (6) James Carnahan, David Clinton, Frank Hammill, John Marshall, David Clinton, Heidi Paulsen; NOES (2) Susan Poulton, Britt Ludwig; Absent/Excused (3) Rob Hogan, Randee Haven-O'Donnell, Stan Babiss; Abstentions (0).

2) Motion was made by James Carnahan and seconded by David Clinton that the Planning Board recommends that the Board of Aldermen approve the rezoning request from R-R zone to R-20 for the 17.5-acre portion of the Bright, Wheeler, Fowler Property.

VOTE: AYES (5) James Carnahan, David Clinton, Frank Hammill, Britt Ludwig, Heidi Paulsen; NOES (3) Susan Poulton, John Marshall, Ande West; Absent/Excused (3) Rob Hogan, Randee Haven-O'Donnell, Stan Babiss; Abstentions (0).

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*John Marshall, Chair*

*(date)*