

**ATTACHMENT A**

**A RESOLUTION APPROVING A MINOR MODIFICATION TO CLAREMONT  
CONDITIONAL USE PERMIT- PHASE I, II & III TO ALLOW RECOMBINATION OF SIX  
(6) DUPLEX LOTS TO THREE (3) SINGLE-FAMILY LOTS  
RESOLUTION NO. 115/2009-10**

WHEREAS, the Carrboro Board of Aldermen approved a Conditional Use Permit for Claremont Subdivision, Phase I, II and III on March 6<sup>th</sup>, 2006; and

WHEREAS, Town Staff has determined that this request constitutes a Minor Modification to the Conditional Use Permit; and

WHEREAS, the applicant has met the criteria in the Town's Land Use Ordinance related to Minor Modifications.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Minor Modification to the Claremont Conditional Use Permit is hereby approved.

### **Background**

Claremont is a 79 lot neighborhood which Carrboro approved in give month 2005. We are proud that we are an environmentally friendly neighborhood that complies with both Energy Star and NCGBI requirements. Our homes have sealed crawl spaces, tankless hot water heaters, green label carpet, balanced air distribution, low VOC paint, and many other green features. At the time of our approval, the mixture of housing on our final plat – 14 market rate duplex, 12 affordable duplex, and 53 market rate single family — seemed to be an ideal combination.

### **Current Conditions**

Now, as you know, things have changed. Market conditions are delicate. There are many more homes for sale, and buyers are not inclined to buy the lower priced market-rate duplexes when they can buy lower priced re-sale single family for the same price. Thus, our single family homes are by far our best sellers.

I'd like to share some statistics with you. In the years 2008-10, our single family homes have sold in an average of 198 days, whereas duplex homes have averaged 398 days and have needed much greater concessions to sell. This information does not include our current inventory of unsold duplex homes in Claremont. They have been on the market for 305 days (and counting). Several years ago in a different market, we believe that the duplexes would have sold better, but that is unfortunately not the case.

### **Our Request**

We would like to ask for approval to recombine 6 duplex lots into 3 single family lots in the Claremont neighborhood. This would still leave a total of 4 market rate duplex units and, very important, would not change the total number of 12 Community Land Trust affordable duplexes (half of which have already been built). The total number of dwelling units in Claremont would change from 79 to 76.

In our difficult market conditions, it is very important that we are in a position to succeed. By creating a product for which we know there is market need, we are in a much better position to succeed.

As you evaluate our plea to convert the remaining market rate duplex lots to single family, please remember that when we speak of success, we are speaking about jobs/work/financial security for our local workers. A house that sells is typically replaced by another house that is built. Your response to Parker Louis, the developer, thus has financial consequences that filter out to a broad community. We sincerely appreciate your willingness to consider our request.

**MINOR MODIFICATION FOR THE CLAREMONT AIS CONDITIONAL USE PERMIT**

Zinn Design/Build, developer of the 79 unit Claremont Architecturally Integrated Subdivision (AIS), located along Homestead Road, has submitted an application for a *Minor Modification* to the Conditional Use Permit issued for the AIS on November 22, 2005. Town staff requested that the Board review, deliberate and make a decision on the application.

Phil Post made the presentation.

Adam Zinn stated that he feels the request is a minor change and is not a housing diversity issue.

MOTION WAS MADE BY JOHN HERRERA AND SECONDED BY JOAL HALL BROUN TO TABLE THE REQUEST. VOTE: AFFIRMATIVE ALL

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