

A RESOLUTION SPECIFYING FOLLOW-UP TO THE PETITION TO AMEND THE
ZONING MAP FOR THE PROPERTY AT 810 OLD FAYETTEVILLE ROAD
Draft Resolution No. 86/2010-11

WHEREAS, the Carrboro Board of Aldermen seeks to consider fully policies, plans and regulations pertaining to development opportunities; and

WHEREAS, the Board of Aldermen has received a petition to rezone the parcel known as 9779017345 and 9779017407 and located at 810 Old Fayetteville Road from R-20 to R-2-CU.

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen:

Accept the petition, direct staff to prepare an ordinance that rezones 810 Old Fayetteville Road (Orange County PIN9779017345 and 9779017407) from R-20 to R-2-CU, set a public hearing for April 26, 2011 and refer the rezoning petition and draft ordinance to the Planning Board for review.

BE IT FURTHER RESOLVED that the draft ordinance is also referred to the following advisory boards and commissions for consideration and recommendation prior to the specified public hearing date:

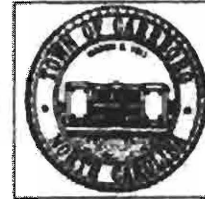
- | | |
|--|--|
| <input checked="" type="checkbox"/> Appearance Commission | <input type="checkbox"/> Recreation and Parks Commission |
| <input checked="" type="checkbox"/> Transportation Advisory Board | <input type="checkbox"/> Northern Transition Area Advisory Committee |
| <input checked="" type="checkbox"/> Environmental Advisory Board | <input type="checkbox"/> Greenways Commission |
| <input checked="" type="checkbox"/> Economic Sustainability Commission | <input type="checkbox"/> _____ |

This is the 15th day of March in the year 2011.

CARRBORO DEVELOPMENT GUIDE
APPENDIX A

TOWN OF CARRBORO

PETITION FOR CHANGE OF ZONING



PETITIONER:

DATE

SUSTAINABLE PROPERTIES LLC.3-7-11

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from N/A to R-2 zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME SUSTAINABLE PROPERTIES LLC.
 ADDRESS: Box 300 810 OLD FAYETTEVILLE
 TELEPHONE #() 919-260-8747
2. INTEREST IN PROPERTY(IES): OWNER/DEVELOPER
3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: EAST OF OLD FAYETTEVILLE ROAD, SOUTH OF SARITA LANE
4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:
 - a. OWNER: SUSTAINABLE PROPERTIES LLC.
 TAX MAP: 7 BLOCK 108 LOT 32 ACREAGE 2.76 PARCEL: 9779-01-7345
7-108.32
 SUBDIVISION NAME: VERIDIA FRONTAGE 150' DEPTH: 800'
 EXISTING STRUCTURES AND USES:
39 Mobile Homes, A STEEL BUILT HOUSE,
A BLOCK GARAGE + SHEDS
 - b. OWNER: SUSTAINABLE PROPERTIES LLC.
 TAX MAP: 7 BLOCK 108 LOT 41A ACREAGE 1.88 PARCEL: 9779-01-7407
 SUBDIVISION NAME: VERIDIA FRONTAGE 100' DEPTH: 800'

CARRBORO DEVELOPMENT GUIDE
APPENDIX A

EXISTING STRUCTURES AND USES:

A SINGLEWIDE MOBILE
HOME. OTHERWISE VACANT.

c. OWNER: _____

TAX MAP: _____ BLOCK _____ LOT _____ ACREAGE _____ PARCEL: _____

SUBDIVISION NAME: _____ FRONTAGE _____ DEPTH: _____

EXISTING STRUCTURES AND USES:

d. OWNER: _____

TAX MAP: _____ BLOCK _____ LOT _____ ACREAGE _____ PARCEL: _____

SUBDIVISION NAME: _____ FRONTAGE _____ DEPTH: _____

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
SEE ATTACHED LIST	

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

(a) How do Potential uses relate to existing character?

SEE SUPPLEMENTAL DOCUMENTS.

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

SEE SUPPLEMENTAL DOCS

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

SEE SUPPLEMENTAL DOCS

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

SEE SUPPLEMENTAL DOCS

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 7TH DAY OF MARCH, 20 11.

PETITIONER'S SIGNATURE: George Ombolt, Justin Bell

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.

Addendum to Application Form

7 a) The proposed uses in the new district are in keeping with the existing character of the area. Namely, as opposed to the existing situation, the proposed plan will feature small, single family homes with architectural elements that pull from the mill-house influences of Carrboro's origin. These elements will serve to reinforce the character of the community, while the innovative sustainability features will enhance the community's progressive image.

7 b) The property is an existing non-conformity upheld by court case and given the right to redevelop in essentially the same way as being proposed. The location near schools, parks, shopping, and public transit make it an ideal parcel for the type of pedestrian-oriented, green community being proposed. Additionally, the new district would allow the site to enter conformity and homeowners to own homes on fee simple lots with conforming loans. This situation is more representative of the situation on the ground than a development scenario without the requested rezoning.

7 c) Nearby buildings will likely be unaffected by the rezoning itself as the parcel already has the development rights to build something very similar to what is being proposed. Build-out of the proposed plan, however, will assuredly result in a significant increase in property values around the community. Site-built, single-family homes built on permanent foundations in a well-designed, sustainable community provide a more desirable situation for neighbors than the aging trailer park, which has numerous major maintenance issues and significant negative externalities surrounding the myriad of existing non-conformities. All of these non-conformities, although not required to be corrected under a CUP application alone, are being corrected under the proposed plan.

7 d) A rezoning brings the property into compliance with the current rules and regulations of the town, and assures that the town will have control of potential future development on the site. The proposed plan has been arrived at after extensive discussion with town planning and represents what the developers believe to be the highest and best use of the land for both the future residents and the community at large. Single family homes are the norm in the area in which the parcel is situated, and the planned community features numerous elements that the town has purported to desire (see Vision 2020 write-up below).

The Rezoning and Vision2020

The following is a point by point analysis of how Veridia's proposed plan aligns with the Vision 2020 document and helps Carrboro realize its goals for development in the first leg of the 21st century.

1.12 - The town should continue to maintain existing parks and anticipate the need for more parks and recreation facilities. There should be a park or play field within walking distance of every residence in Carrboro.

The new site plan provides a 20,000 square foot playfield that would not be required under the grandfathered development rights. We are additionally offering a Children's play area and a Community House that will collectively far exceed the recreation points necessary for the community.

1.14 - Recreation programming should be expanded, with a broader range of programming for all interests and age groups (youth, adults, and seniors). Carrboro citizens express a strong desire for a town pool, an outdoor theatre/amphitheater, soccer fields, dance space, and a gymnasium. There should be music in the parks regularly, lots of activity at the Century Center, and a kids' park.

The new site plan offers over 30% open space, 10% more than required for an R2 zone and more than is required to meet the threshold of not "making an existing non-conformity worse", as there is very little open space present on the parcel currently. The new open space is to be native landscaped and improved for bike and pedestrian traffic as well as featuring a vegetable garden, collectively making the space much more functional for the intended purpose of providing usable outdoor spaces for the residents of Carrboro.

2.11 - Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

Veridia is an infill project, and unquestionably enhances neighboring areas, providing housing that is in the same character (small detached single family residences) as surrounding areas and providing significant improvements in infrastructure through additional sidewalks, bike paths, and access to sewer services along Old Fayetteville for neighbors. The aesthetic of the Veridia

community is a mill house style very much in keeping with the downtown Carrboro trend and the community itself surrounds a pedestrian commons with garden space and bike and pedestrian access as the top priorities.

2.12 - The town should limit development in sensitive areas such as the watershed, wetlands, and other areas the development of which could adversely affect water supplies and habitat. The town's restrictions on development within the University Lake Watershed should be retained and enforced.

Veridia is not located within an ecologically sensitive area, and is managing water use and runoff creation much more effectively than in the existing situation,

2.21 - The Town should continue to require the preservation and maintenance of open space when land is developed, to enforce restraints on clear-cutting, and to require adequate buffers.

Veridia is increasing open space area and quality significantly from the existing situation, as discussed in 1.14.

2.22 - Where development is deemed acceptable, there should be well defined dense development with areas of well preserved open space.

The Veridia development is quite dense as compared to surrounding areas as a result of the grandfathered density of the site and is providing the maximal amount and functionality of open space possible on the site, having arranged the homes as space efficiently as possible.

2.23 - The town encourages the planting of native plant species, as well as non-native species that are not invasive. Removal of invasive species is encouraged. The town supports education on this topic and encourages the public to become aware of the list of invasive plant species found in Appendix E-17 of the Town of Carrboro Land Use Ordinance.

Veridia is utilizing an entirely native planting scheme.

2.42 - Development throughout Carrboro should be consistent with its distinctive town character. The town should adhere to policies that limit the widening of roads, encourage plantings alongside roads, preserve historic areas, buildings and older neighborhoods, and retain unspoiled green spaces and other natural areas.

We feel that Veridia is very consistent with the distinctive character of Carrboro, combining mill style architecture with a sustainability ethos, maximal open/garden space, pedestrian and bike accessibility, and ready access to public transport, limiting the traffic impact and need for additional transportation infrastructure in the town.

2.52 - The town should continue to require the construction of a diverse housing stock.

Veridia is providing housing for a significantly underserved section of the market in the Chapel Hill/Carrboro area. Veridia's homes will come in at just under \$300,000 in an area where new detached-home developments contain largely only \$450,000 plus homes with a limited number of subsidized, income restricted, and typically very small "affordable housing" stock. This effectively shuts out a large section of the market with moderate income that would love to live in the area but cannot afford a half million dollar home and doesn't qualify for the income restricted housing. Veridia offers a housing option to this section of the market while also providing a livable home on a reasonable scale and a significant number of sustainability features, both of which are uncommon in existing development in the area.

2.53 - Careful attention should be paid to the carrying capacity of the existing infrastructure as growth occurs.

As an infill project, the additional impact on the town's infrastructure is minimal, in some cases negative, and is offset by an estimated 1200% increase in the tax base.

4.51 - The town should continue to require developers to install sidewalks and bicycle paths in new developments.

The Veridia development will center on a light duty bike and pedestrian path that connects with the sidewalk and bike paths on Old Fayetteville Rd. It will also contain a sidewalk and access route that will (pending securing an easement from a neighbor or the development of the neighboring parcel) connect bike and pedestrian traffic from Old Fayetteville to Rainbow Dr.

4.52 - New developments should bear the costs of upgrading connector and arterial facilities in the areas adjacent to their properties to the extent appropriate, including upgrades to serve pedestrians and bicycles, given the added load to the infrastructure and anticipated use of facilities.

As infill project this additional impact is minimal, however Veridia is providing additional bike and pedestrian connectivity as mentioned in 4.51 that will connect to the newly upgraded Old Fayetteville Rd sidewalk and bike paths.

5.11 - The town should aim to recycle all solid waste as a "No Waste" community, and should devise strategies to minimize landfill waste. The town should encourage source reduction through all available means (e.g. mandatory or "pay as you throw" collection of recyclables).

Veridia will be actively minimizing solid waste generated from the demolition and construction process as a significant part of our pursuit of our third party "Green Certifications." Trailers that are structurally solid enough to move will be reused, those that are not will be stripped for appliances and recyclable materials, with the hulks being dismantled and recycled as well. During construction recyclable and reusable waste will be separated as part of the requirements of the Green Building Initiative Certification and LEED for Neighborhoods.

5.21 - Carrboro should work with OWASA to develop the policies and infrastructure necessary for water conservation (e.g. encourage the re-use of grey water, replacing fixtures with low-flow models, and collecting stormwater for watering gardens).

Veridia will endeavor to minimize water consumption as a community through rainwater capture and reuse at each home as well as for the community garden and through low flow fixtures which are to be installed standard in every home.

5.23 - Carrboro should be proactive in managing its stormwater, promoting active maintenance of facilities, reducing impacts of increased impervious surface, and minimizing impacts on waterways.

Veridia has a comprehensive stormwater management plan as required by the town which eliminates potential externalities resulting from stormwater draining from the site. The development will also be rectifying an existing issue with stormwater runoff from McDougle which is affecting a neighbor as part of our proposed plan.

5.41 - The town should encourage the reduction of waste materials in the course of new construction or renovation. The town should promote, be a leader in, and require, where practical, the use of recycled building materials, recycling plans for construction and demolition materials, and the extent to which "green building" techniques are being employed.

In addition to the items discussed in 5.11, Veridia's developers intend to offer recycled components as part of their base home model and are unquestionably exceeding any expectations the town may have for "green building techniques."

5.51 - The town should publicly promote every available means of energy conservation. The town's own alternative and renewable energy targets should include passive and active solar, and composted waste co-generation to fuel public vehicles and the heating of town facilities

The Veridia project will be an exceptionally energy efficient community with additional insulation, efficient heating and cooling systems and appliances, solar thermal hot water heaters, a 100kW active solar photovoltaic array and numerous other features.

6.11 - Town policy should accomodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.

As discussed in 2.52 the Veridia community is filling an underserved section of the market with a unique, relatively affordable, small, sustainable housing option.

6.16 - With our growing population of senior citizens, the town should support the creation of more housing that allows our senior citizens to interact fully with the larger community. Senior access to public transit will become an increasingly important concern.

A significant number (14) of Veridia's homes are designed with the master bedroom on the first floor with the intent of making them viable for elderly residents. These residents will appreciate the pedestrian orientation of the community which provides for more spontaneous interaction with other community members. The community as a whole has fantastic access to public transport with the central pathway connecting directly to the bus stop located immediately outside the development.

TOWN OF CARRBORO

LAND USE PERMIT APPLICATION

DATE: JUNE 1ST 2010

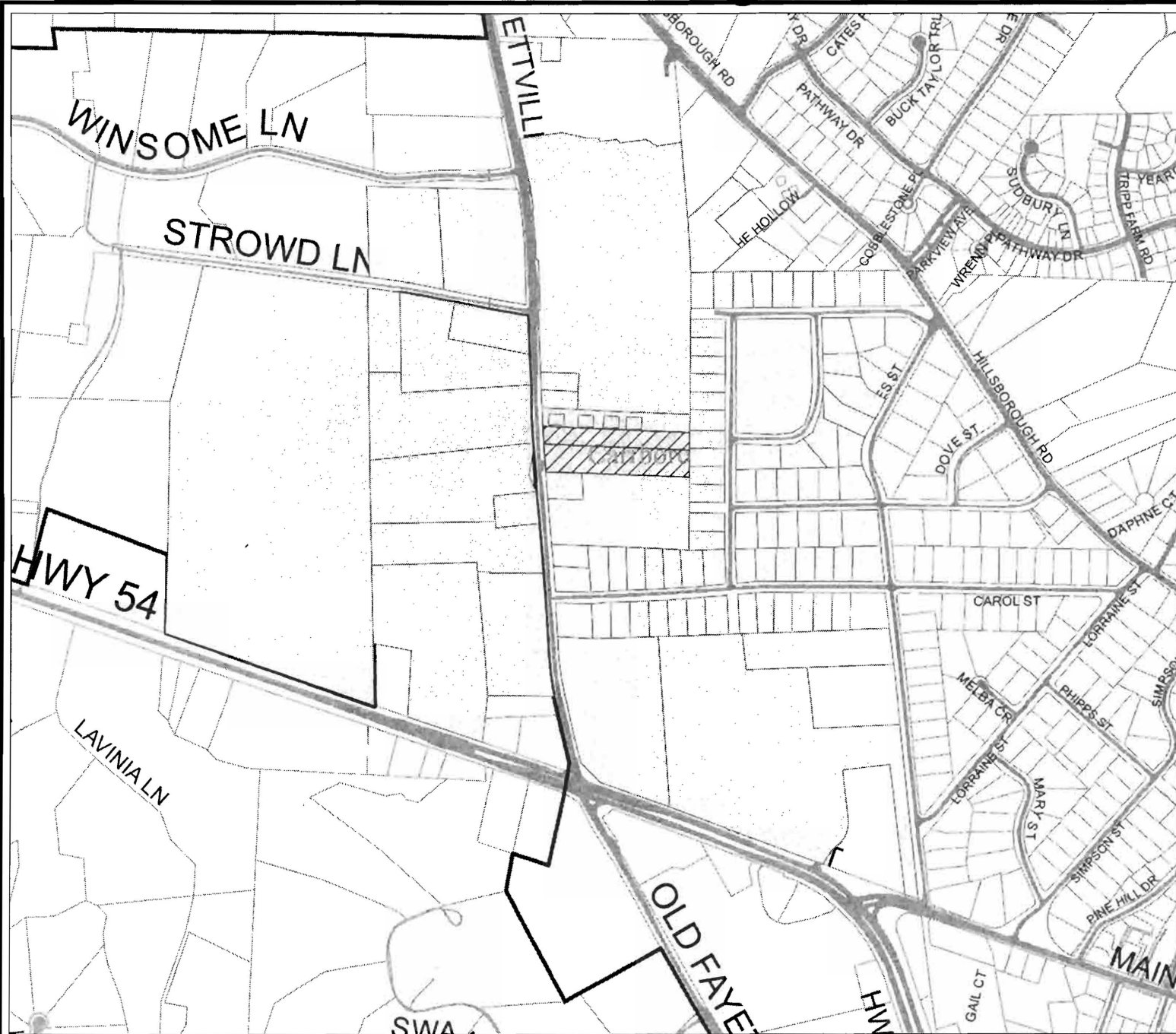
FEE: _____

APPLICANT: <u>SUSTAINABLE PROPERTIES</u>	OWNER: <u>SUSTAINABLE PROPERTIES</u>
ADDRESS: <u>810 OLD FAYETTEVILLE RD.</u>	ADDRESS: <u>810 OLD FAYETTEVILLE RD.</u>
CITY/STATE/ZIP: <u>CHAPEL HILL, NC 27516</u>	CITY/STATE/ZIP: <u>CHAPEL HILL, NC 27516</u>
TELEPHONE/FAX: <u>PHONE: 919-260-8747</u> <u>CALL FIRST</u> <u>FAX: 336-376-0583</u>	TELEPHONE/FAX: <u>PHONE: 919-260-8747</u> <u>CALL FIRST</u> <u>FAX: 336-376-0583</u>
LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: <u>SAME</u>	TAX MAP(S), BLOCK(S), LOT(S):
PROPERTY ADDRESS: <u>SAME</u>	PROPOSED LAND USE & USE CLASSIFICATION:
PRESENT LAND USE & USE CLASSIFICATION: <u>Mobile Home PARK</u>	LOT AREA: _____ Acres _____ Square Feet
ZONING DISTRICT(S) AND AREA WITHIN EACH (including Overlay Districts):	
# OF BUILDINGS TO REMAIN <u>1</u>	# OF BUILDINGS PROPOSED <u>39</u>
EXISTING GROSS FLOOR AREA OF BUILDING(S) <u>SEE PLANS COVER SHEET</u> square feet	GROSS FLOOR AREA (of proposed BUILDING / proposed ADDITION) <u>SEE PLANS COVER SHEET</u> square feet
	GROSS AREA (of LAND DISTURBANCE) <u>SEE PLANS COVER SHEET</u> square feet

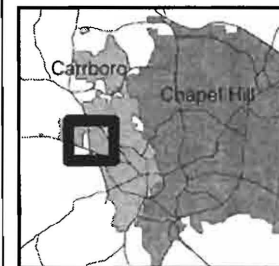
NAME OF PROJECT/DEVELOPMENT: VERIDIA




INFORMATION REQUESTED (Refer to Attached Key)	
SUBDIV. FINAL PLAT / EXEMPT PLAT	1, 18, 19, 21, 23, 31, 33, 34, 37
✓ 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, 37
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, 37
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, 37
ZONING PERMIT (Building) Residential Infill & Additions	9, 10, 22, 24, 34, 37 (also see "Building Permit Review - Residences Only" checklist)
SIGN PERMIT	1, 10, 13, 14, 17, 20, 37
VARIANCE	4, 5, 10, 20, 29, 34, 37 Attachment A
APPEAL	4, 5, 37, Attachment B
SPECIAL EXCEPTION	1, 4, 5, 8, 10, 20, 35, Attachment C

APPLICANT: George OverholtDATE: 6-1-10OWNER: George OverholtDATE: 6-1-10



810 Old Fayetteville Road



-  810 Old Fayetteville
-  Within 1,000 feet
-  Properties

**THIS MAP IS NOT A CERTIFIED SURVEY
NO RELIANCE MAY BE PLACED IN ITS
ACCURACY**

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

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