

A RESOLUTION ADOPTING A STATEMENT EXPLAINING  
THE BOARD OF ALDERMEN'S REASONS FOR ADOPTING AN AMENDMENT TO  
THE ZONING MAP OF THE CARRBORO LAND USE ORDINANCE  
Resolution No. 21/2010-11

WHEREAS, an amendment to the map of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: An ordinance amending the zoning classification for 25.79 acres of the property known as 8110 Old NC 86 (TMBL 7.23.C.31) from R-R and R-20 (Residential, 43,560 and 20,000 square feet per dwelling unit, respectively) to R-10/B-3 Planned Unit Development (Residential, 10,000 square feet per dwelling unit and B-3, Neighborhood Commercial Planned Unit Development.

NOW THEREFORE, the Board of Aldermen of the Town of Carrboro resolves:

Section 1. The Board concludes that the above described amendment is consistent consistent with the Facilitated Small Area Plan for Carrboro's Northern Study Area, particularly, Goal 1, Goals 7 and 8, related to a pedestrian-scaled community.

Section 2. The Board concludes that its adoption of the above described amendment is reasonable and in the public interest because the Town seeks to further its goals related to clustered, neighborhood residential development and the provision of modest community-scale commercial and office uses in mixed use areas, and supporting a pedestrian-scaled community.

Section 3. This resolution becomes effective upon adoption.

A RESOLUTION ADOPTING A STATEMENT EXPLAINING  
THE BOARD OF ALDERMEN'S REASONS FOR REJECTING AN AMENDMENT TO  
THE ZONING MAP OF THE CARRBORO LAND USE ORDINANCE

WHEREAS, an amendment to the map of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows: An ordinance amending the zoning classification for 25.79 acres of the property known as 8110 Old NC 86 (TMBL 7.23.C.31) from R-R and R-20 (Residential, 43,560 and 20,000 square feet per dwelling unit, respectively) to R-10/B-3 Planned Unit Development (Residential, 10,000 square feet per dwelling unit and B-3, Neighborhood Commercial Planned Unit Development.

NOW THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is not consistent with adopted policies.

Section 2. The Board concludes that its rejection of the above described amendment is reasonable and in the public interest because existing zoning classifications are appropriate.

Section 3. This resolution becomes effective upon adoption.

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE  
APPROXIMATELY 25.79 ACRES OF THE PROPERTY KNOWN AS  
8110 OLD NC 86 FROM R-R/R-20 TO R-10/B-3 PLANNED UNIT DEVELOPMENT

\*\*DRAFT 9-17-2010\*\*

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:

Block C, Lot 31 of Tax Map 23, in the Chapel Hill Township, and being a portion of the area that is called out on the accompanying map as "8110 Old NC 86", approximately 25.79 acres of which is highlighted with a thick, black outline, and defined in the map legend as "Rezoning Area" is hereby rezoned from R-R/R-20 (Residential, 1 acre per dwelling unit and Residential, 20,000 square feet per dwelling unit) to R-10/B-3 PUD (Residential, 10,000 square feet per dwelling unit and Neighborhood Business) Planned Unit Development.

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

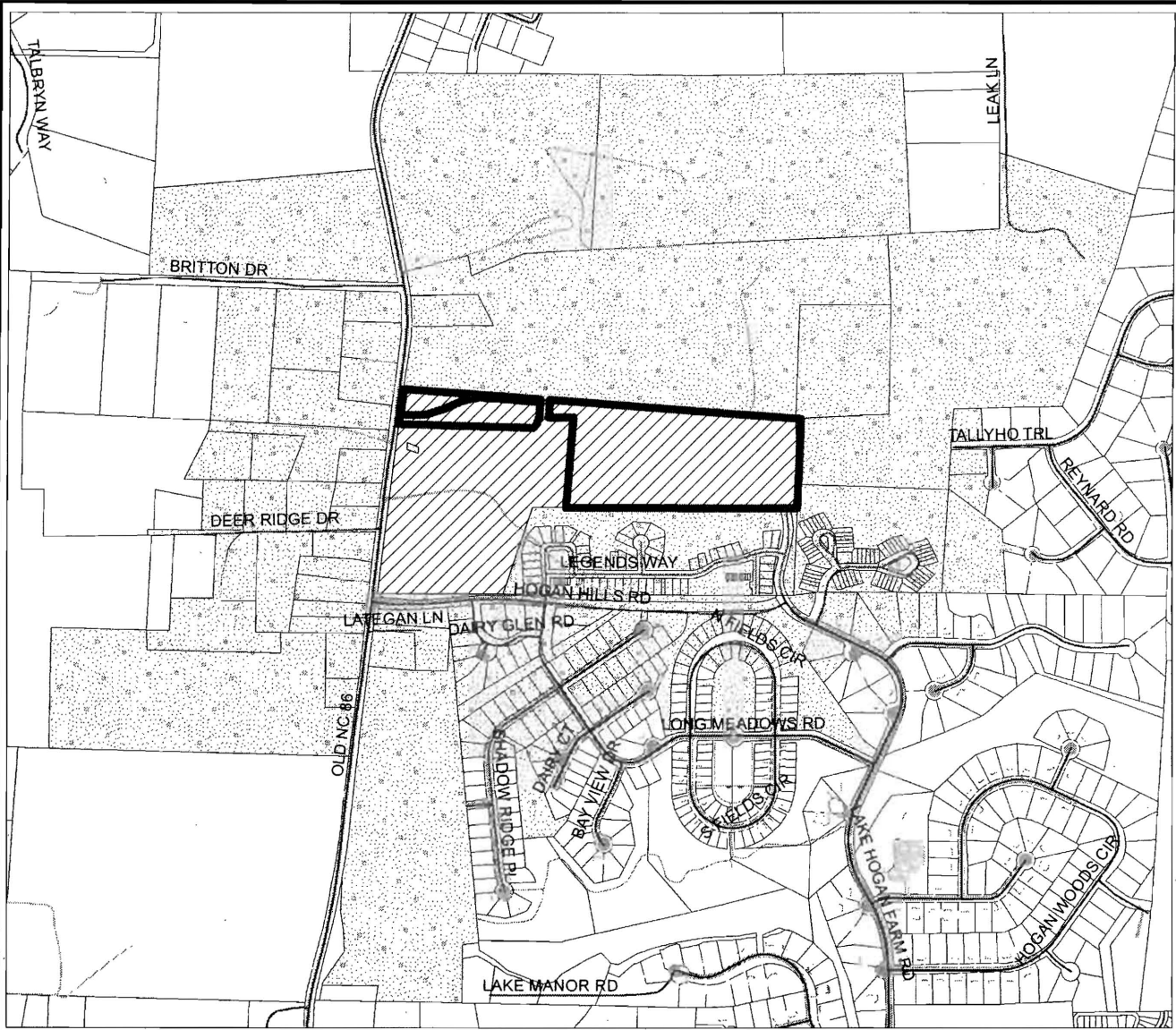
SECTION 3. This ordinance shall become effective upon adoption.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted, this the \_\_\_\_ day of \_\_\_\_\_ 2010.

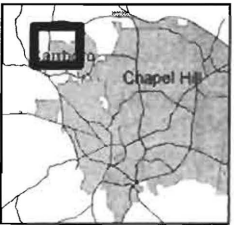
AYES:





NOES:

ABSENT OR EXCUSED:



**8110 Old NC 86 -  
Ballentine  
7.23.C.31**



-  8110 Old NC 66
-  Rezoning Area
-  Within 1000 feet
-  Properties

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

The Town of Carrboro assumes no liability for damages caused by inaccuracies in this map or supporting data and makes no warranty, expressed or implied, as to the accuracy of the information presented. The fact of distribution does not constitute such a warranty.

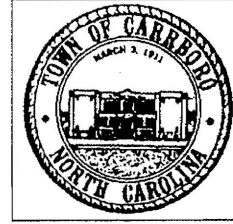


TOWN OF CARRBORO  
301 W. Main St.  
Carrboro, NC 27510  
Printed June 7, 2010



# TOWN OF CARRBORO

## PETITION FOR CHANGE OF ZONING

**PETITIONER:**

Jeremy Medlin, M/I Homes

**DATE:**

04/27/2010

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone a 25.79 acre portion of the below-described property from Rural Residential (RR and Residential-20 (R-20)) to the R-10/B-3/PUD zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME: Jeremy Medlin, M/I Homes, LLC

ADDRESS: 1511 Sunday Drive, Suite 100, Raleigh, NC 27607

TELEPHONE #: (919) 233-5740

2. INTEREST IN PROPERTY(IES): Owner/Developer requesting rezoning based on Board of Alderman Request.

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.

4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:

a. OWNER: M/I Homes of Raleigh, LLC

Portion of TAX MAP: 7.23 BLOCK: C LOT: 31 ACREAGE: 25.79 PARCEL: Portion of 9860932325

SUBDIVISION NAME: Ballentine FRONTAGE: 230 LF DEPTH: 2,556

EXISTING STRUCTURES AND USES: There are no structures on the property.

b. 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
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:

PLEASE SEE THE ATTACHED DOCUMENT TITLED:  
REZONING APPLICATION AND CONSISTENCY STATEMENT FOR RESPONSES TO THE QUESTIONS BELOW;

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

PLEASE SEE THE ATTACHED DOCUMENT TITLED:

REZONING APPLICATION AND CONSISTENCY STATEMENT:

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

PLEASE SEE THE ATTACHED DOCUMENT TITLED:

REZONING APPLICATION AND CONSISTENCY STATEMENT:

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

PLEASE SEE THE ATTACHED DOCUMENT TITLED:

REZONING APPLICATION AND CONSISTENCY STATEMENT:

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

PLEASE SEE THE ATTACHED DOCUMENT TITLED:

REZONING APPLICATION AND CONSISTENCY STATEMENT:

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 28TH DAY OF APRIL 2010.

PETITIONER'S SIGNATURE: J. D. Muller

**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.

**BALLENTINE (25.79 ACRE PORTION)**  
**(R-10/B-3/PUD REZONING APPLICATION AND CONSISTENCY STATEMENT):**

**BACKGROUND:**

The Board of Alderman previously approved a Conditional Use Permit (CUP) upon the subject property in 2007, known as Ballentine. The property recently gained Construction Drawing approval for Phases 1 and 2 in order to implement and construct the beginning vision for the site. At a recent public hearing to extend the CUP in 2009, the Board of Alderman requested that the applicant make additional changes to the proposal in order to achieve the desired density and mix of uses that the Town envisioned for the subject property.

With an already approved CUP, and Phases 1 and 2 approved construction drawings, it was deemed unnecessary to send the entire site back through a new CUP process; however; other mechanisms, were suggested to be utilized, such as rezoning the 25.79 acre portion of the site to the Planned Unit Development (PUD) district, in order to establish, implement and achieve the Town and Board's interest and intent. The PUD district allows the site to maintain consistency with the land uses specified in the Facilitated Small Area Plan for Carrboro's Northern Study and the Land Use Ordinance, while at the same time achieving the Town's vision; maintaining the Board's intent and remaining consistent with the approved and existing CUP.

**PROPOSAL AND INTENT:**

This proposal is being requested in order to rezone a 25.79 acre portion of the Ballentine property from RR (+/-17.59 acres) and R-20 (+/-8.20 acres) to R-10/B-3/PUD and to provide:

- an increase in density;
- a mix of residential housing types and retail uses;
- a community that remains consistent with the already approved CUP for the overall site; and
- a design that meets the requested changes sought by the Town Board of Alderman.

The proposed change from RR and R-20 to R-10/B-3/PUD on the 25.79 acre portion of the property requires that:

- the B-3 portion of the site (commercial/retail area) not exceed a maximum of 10% of the gross site area (approximately 2.58 acres allowed);
- a residential density of 1 unit per 7,500 square feet shall be allowed (outside of environmentally sensitive and other open space areas) within the B-3 portion. (Approximately a maximum of 14.98 units above or mixed with retail on the 2.58 acres);
- a residential density of 1 unit per 10,000 square feet shall be allowed on the remaining R-10 portion of the site (outside of environmentally sensitive and other open space areas). (Approximately a maximum of 101 units allowed on the remaining 23.21 acres);
- the site remain consistent with the intent of the Facilitated Small area Plan for Carrboro's Northern Study Area; the Land Use Ordinance and the Vision 2020 Plan; and that
- the only use allowed within the PUD district be the PUD uses.

Through this proposal, approximately 16,500 square feet of retail uses with a mix of 10-14 residential units are envisioned for the B-3 portion of the site; and approximately 50-75 townhouse units are envisioned for the R-10 portion of the site. The unit ranges and square footage calculations are flexible and subject to change at the time of the major CUP modification.

**Facilitated Small Area Plan for Carrboro's Northern Study Area (Land Uses Described):**

The subject site falls within *The Facilitated Small Area Plan for Carrboro's Northern Study Area*. The Plan outlines implementation strategies that were originally envisioned for properties

within the confines of that Study. In addition, land uses were originally defined through the Plan in order to illustrate the types of development envisioned for the future. Those land uses were:

- **Floating Zones Residential**
  - Mixed Use Village Centers
  - Neighborhood Mixed Use
- **Floating Zone Commercial**
  - Business Office Assembly

Floating zones under the Small Area Plan were designed to encourage a mix of uses or to allow office and commercial uses adjacent to residences. The specific intent was to foster a village sized mixed use development through zoning districts to be implemented through the use of the Town of Carrboro Land Use Ordinance (LUO). The Land Use Ordinance specifies the development regulations and the process for approval for the zoning districts that were formed to implement this Small Area Plan.

**Land Use Ordinance (Districts Described):** The districts established through The Facilitated Small Area Plan for Carrboro's Northern Study Area and implemented through the Land Use Ordinance (LUO) were and are the Office Assembly District (O/A) and the Village Mixed Use (VMU) District. Both districts require a conditional use rezoning and conditional use permit. Since the construction drawings for Phase 1 and 2 of the subject property have been approved and a CUP exists upon the site; it was deemed unnecessary for the subject property to go back through an additional conditional use rezoning and permit. Therefore; another zoning district was chosen that provides the same flexibility and allows for a mix of uses on 25 acres. That zoning district is the PUD.

Although rezoning to the PUD district does not utilize the specified "floating zones" listed above (now the VMU and O/A Districts within the Land Use Ordinance) it is the most compatible district for this site. The PUD district furthers many of the concepts envisioned for the area and promotes the intent of the Small Area Plan. In addition, the district permits the same flexibility and allows the subject property to be designed with a mix of retail and residential uses, while still achieving the small town "village like" setting.

Since, the subject site was originally approved as part of a CUP; yet the Board of Alderman desired a mix of uses and higher densities on the 25.79 acre portion; it was determined that the PUD zoning district could be utilized to achieve the Town's Vision while remaining compatible with the Small Area Plan and the Land Use Ordinance. Therefore, as stated, the PUD is another mechanism to achieve the same result and it is the preferred "floating zone" for the site.

**Planned Unit Development District:** The Planned Unit Development District is being sought as the zoning district for the subject site. The main district requirements are that the land area be at least 25 acres; the PUD is made up of a mix of uses through the specified different elements and that at least two of the elements be combined. The elements are as follows:

- Residential Element (R-10 Proposed)
- Commercial Element (B-3)
- Manufacturing/Processing Element (Not Applicable to this proposal)

The proposal is consistent with the requirements of the PUD district. As stated, the PUD is the best and most applicable mechanism to achieve the Board's vision; the Vision of the Small Area Plan and the most appropriate implementation method established in the Land Use Ordinance.

Therefore, this is a request to rezone a portion of the Ballentine property (approximately 25.79 acres) to the PUD zoning district in order to achieve the Town's goals and remain consistent with the previously approved CUP, while meeting the Town's adopted Plans, Ordinances and Vision.

**ANALYSIS OF THE PROPOSED REZONING:**

On the following pages is an analysis that addresses Item number 7 of the Rezoning Application.

**Rezoning Application Item 7:** The following information serves as a response to each question under Item number 7 within the Rezoning Application:

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

The proposed rezoning from RR and R-20 to R-10/B-3/PUD on the 25.79 acre portion of the site allows for an increase in density and neighborhood commercial within the Ballentine project. The increase in density and the addition of the retail portion is based upon a desire to create an interconnected mix of uses, while also satisfying the request of the Board of Alderman.

In satisfying that request and in utilizing the best mechanism to meet that request, the subject proposal demonstrates a compatibility with the Town and a compatible relationship to the existing character of the area.

The PUD district allows the site to maintain consistency with the land uses specified in the Facilitated Small Area Plan for Carrboro’s Northern Study; the Land Use Ordinance and the Vision 2020 Plan.

The potential mix of uses relate to the existing character of the area by:

- furthering the requested vision of the Town and the Board of Alderman in providing a mix of residential types plus a retail/commercial component;
- clustering the uses into developable areas of the site;
- preserving environmental features and providing open spaces;
- continuing the pattern of creating small commercial nodes within residential neighborhoods located along Old NC Highway 86;
- remaining consistent with the immediately surrounding housing types to both the east and south (multifamily to the east and single family to the south); and
- providing onsite greenways and trails to connect to adjacent properties.

Therefore, the rezoning will aid in the continuance of the existing pattern and character of development within the Town of Carrboro while furthering the Town’s Vision for the area.

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

The proposed rezoning allows for flexibility and a mix of uses. The PUD district, within the Carrboro Land Use Ordinance Section 15-139 reads, “One element of each PUD district shall be the residential element,” and “A second element of each PUD district shall be the commercial element.”

The rezoning proposes both commercial and residential elements and is particularly suited for the potential uses of the new district in the following ways:

- Existing Approved CUP: The site is part of an already approved CUP yet was requested by the Board of Alderman to be rezoned in order to allow for an increase in density and a retail/commercial zone. This site was particularly significant to the Board and therefore we are meeting their request through this proposal. If this

portion of the site is rezoned to the PUD district it will be required to go back before the Board for approval of a Major Modification to the existing CUP.

- Zoning Districts: The rezoning of the 25.79 acre portion of the site to the PUD district is considered the best mechanism to utilize in order to meet the intent and vision of the Board of Alderman, in place of the Village Mixed Use (VMU) and/or the Office and Assembly (O/A) Districts of the Land Use Ordinance. The PUD district in this case acts as a “floating zone” continuing the intent of the Town’s Facilitated Small Area Plan for Carrboro’s Northern Study Area; the Land Use Ordinance and the Vision 2020 Plan. This zoning district therefore allows the Board and the Town to achieve their vision for the subject site, while also implementing and remaining compatible with each plan and ordinance established for the area.
- Size and Geographical Location: The site is greater than 25 acres (it is 25.79 acres in size) as required by the PUD district. The site lies within an area of Carrboro that is envisioned for a mix of uses with single family, multifamily and neighborhood commercial. This is the pattern and characteristic of the other properties to the south and along Old NC Highway 86. The site is located adjacent to the proposed county park and allows for connections to and from that park.
- Density/Intensity and Clustering: The PUD rezoning allows the site to be developed with both residential and commercial/retail uses. The R-10 within the PUD zoning allows for a density of 1 unit per 10,000 square feet. The B-3 Neighborhood Business District within the PUD zoning allows for commercial/retail to be a maximum of 10% of the site (approximately 2.58 acres) and allows a residential density of 1 unit per 7,500 square feet. Therefore, the PUD will allow for compatibility and will easily coexist with the surrounding neighborhoods and uses.
- Topography and Environmental Features: The site is conducive to this rezoning as it is proposed and as shown in the illustrative. In evaluating and analyzing the topography, environmental features and tree coverage, the development is proposed to be clustered in order to minimize the impacts on the site. The site allows for open spaces and vegetated buffers which are saved through this clustering.
- Access and Circulation: The site is located at the northeast intersection of Old NC Highway 86 and Hogan Hills Road. In addition, a stub to Lake Hogan Farm Road is proposed to our southern property line. Therefore; an existing transportation network is in place and proposed to support the rezoning. Access to the site from these three roads and from the proposed Road A will allow for efficient circulation and movement to and from the site. In addition trails run throughout the site and the greenway easement along Bolin Creek is to be publicly dedicated per Condition 11 of the approved Phases 1 and 2.

**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. The proposed rezoning from RR and R-20 to PUD is consistent with the development patterns of the townhomes to the west and the R-20 districts that currently exist adjacent to the site. In addition, the proposed zoning district will provide a smooth transition to the adjacent properties to the north, currently zoned RR. The properties to the north are vacant, yet a planned county park and school are envisioned for this area. The surrounding and adjacent properties will not be adversely affected and the site will remain compatible with the character of the area through the proposed rezoning.

As stated previously, a CUP is already approved for the overall Ballentine property. The PUD rezoning request is the most practical and suggested mechanism to assure that the

uses proposed on the 25.79 acre portion will create an overall well-planned and designed vision for Ballentine, complimenting the approved Phases 1 and 2. In addition, the Town vision for whole site and the rezoning for the 25.79 acre portion of the site is compatible with the adjacent properties in the area. Therefore, no evidence is shown that this change will injure the value of adjoining or abutting properties.

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

- The rezoning to the PUD district will improve the overall site design to allow for a mix of uses and higher densities;
- The rezoning encourages the commercial/retail component that was seen as an inherent component of the site based on the outcome of and request of the Board of Alderman;
- The rezoning encourages the character of development typically seen throughout the Town of Carrboro and allows for a transition between single family and multifamily uses;
- The rezoning encourages a cluster of development that maximizes the potential of the site by allowing for clustered, higher density uses in order to retain the environmental and natural features of the site; and
- The rezoning encourages the consistency with the Town's Facilitated Small Area Plan for Carrboro's Northern Study Area; the Land Use Ordinance and the Vision 2020 Plan as represented in the consistency analysis above and the supplemental review below and on the following pages.

**CONCLUSION:**

The proposed rezoning request from RR and R-20 to R-10/B-3/PUD on 25.79 acres of the Ballentine Property is consistent with the Board of Alderman's requested mix of uses; The Facilitated Small Area Plan for Carrboro's Northern Study Area; the Land Use Ordinance and the Vision 2020 plan. Through the use of the PUD district, the Ballentine project achieves a mix of housing types and retail/commercial uses that is compatible with the Town's vision and the surrounding and adjacent properties. As stated, the PUD district acts as the "floating zone" for the site that enables the property to provide a compact, creative design without necessitating a new Conditional Use Zoning or a new CUP process. Through this proposal we are requesting that the rezoning be approved in order to continue the project as was originally approved and as has been newly proposed to meet the vision of the Board of Alderman; the Town and remain compatible with the affected plans and existing CUP.

**Please see the following pages for the supplemental information and consistency review for further analysis of the site and additional pertinent plans, goals and objectives of the Small Area Plan and the Vision 2020 Plan.**

**In addition, please refer to the illustrative. The illustrative is conceptual and is not binding through this rezoning process. The approximate acreages and density information may increase or decrease at the time of the Major CUP modification and construction drawing approvals, yet will remain consistent with the requirements of the zoning districts intensity and density standards.**



**SUPPLEMENTAL CONSISTENCY REVIEW:**

This proposal is consistent with and furthers the intent of the Town's Facilitated Small Area Plan for Carrboro's Northern Study Area and the Land Use Ordinance as was stated and shown above. On the following pages is a consistency review of the additional adopted plans, goals and objectives that affect the subject site. This analysis has been prepared in order to demonstrate compatibility of the site with the general goals and objectives of the Town's Facilitated Small Area Plan for Carrboro's Northern Study Area and the Vision 2020 Plan. The analysis is arranged to show the policies and districts of each plan and a response demonstrating how the proposed rezoning implements the intent of each.

**Facilitated Small Area Plan for Carrboro's Northern Study Area:** The Facilitated Small Area Plan for Carrboro's Northern Study Area was adopted in February 1999. The plan was written in order to address the future growth and land use. It serves as the policy and visioning document for the Northern Study Area. The subject site falls within two subareas (Transition Areas 1 and 2) within the 12 square mile portion of Carrboro's Planning Jurisdiction. The framework of the document is comprised of nine (9) development principles; 10 Goals with a series of corresponding objectives to achieve those goals; and implementation strategies that form specific land uses and "floating zones" as were described in the main body of the document.

The subject parcel is consistent with this plan and the applicable goals, objectives and land uses. Through the requested PUD zoning district, the site remains compatible with this document and the suggested conditional use zoning districts designed to implement those land uses. Therefore, a rezoning to the PUD district maintains the site's consistency with the plan and negates the necessity to obtain another condition use zoning and/or conditional use permit.

Below are the development principles, goals, objectives and land uses applicable to the subject site and the response to demonstrate consistency.

**Nine Development Principles:**

- Small Town Character
- Housing for Diverse Population
- Citizen's Concerns and Participation
- Preservation of Natural Environment
- Attractiveness of Developed Environment
- Economic Development
- Diverse Housing Types, Sizes and Costs
- Transportation
- Public Services and Amenities

**Response:** The proposed rezoning to the PUD district is consistent with and furthers the nine development principles. The PUD encourages a mix of residential housing types and commercial/retail uses. The PUD promotes that the uses be designed and clustered onto the buildable areas of the site in order to preserve open space and conservation areas.

The PUD zoning supports the Small Town Character, the Housing for Diverse Populations and the Preservation of Natural Environment Principles by allowing a mixture of multifamily housing alongside the already approved Phase 1 and 2 single family portions of the Ballentine Site. In addition, the PUD zoning district provides the opportunity for additional economic and sustainable development practices within an attractive development environment by allowing the site to be designed with a commercial component within an already established transportation network and adjacent to public services and amenities. The PUD zoning district furthers the

principles within the Small Area Plan. In addition, an affordable housing component of the project is maintained in the plan as was approved through the original CUP.

Planning Concepts: Two overall planning concepts are described within the Small Area Plan. The concepts provide a framework for the 1) Conservation of Natural and Environmentally Sensitive Areas and 2) Patterns of Development.

**Response:** The proposed rezoning to the PUD district is consistent with both concepts in that it promotes the conservation of primary and secondary open spaces on the site. In addition, the proposal is designed to forward many of the concepts of the Neo-Traditional, Clustered and Sustainable Development Patterns.

The PUD furthers these concepts by:

- encouraging a mix of housing types and uses;
- providing the opportunity for homes and non residential areas within walking distance;
- maximizing the preservation, conservation and open space areas by clustering development on buildable lands;
- encouraging pedestrian walkability and access to non residential areas, through linear pathways and parks; and
- providing paths and greenways that encourage future connections

**Goals and Objectives:**

Goal 1: Patterns of Growth which minimize negative impacts and maximize positive impacts on the community.

**Objectives:**

- 1.A. Require neighborhood residential development which is clustered.
- 1.B. Encourage the concept of a "floating zone" for future residential village developments in the Transition Area.
- 1.C. Endorse the concept of a "Floating Zone" for mixed-use villages with very modest retail components at appropriate locations in the Study Area.
- 1.E. Pursue objectives listed under transportation, service provision, and environmental quality goals listed below.
- 1.F. Provide for modest community-scale commercial and office uses in mixed-use areas.
- 1.G. Encourage appropriately-scaled economic development in mixed-use areas with very modest retail components at appropriate locations.
- 1.H. Prohibit land uses and activities which would use large quantities of water; include stringent performance standards.

**Response:** The proposal is consistent with and furthers Goal 1 and the listed Objectives. Through the use of the PUD zoning, a type of "floating zone" is provided to achieve the desired residential village pattern that provides community scale commercial; clusters development onto buildable lands; preserves natural lands and encourages a mix of uses and housing types. In addition, the commercial portion is appropriately sized for this neighborhood and does not promote strip commercial patterns.

Goal 2: Patterns of growth which allow for the efficient provision of Town services.

**Objectives:**

- 2.C. Encourage development in patterns described under Goal 1.

**Response:** The proposal is situated and sited in an area that promotes the efficient provision of Town services and encourages the pattern of development as stated under Goal 1 above.

**Goal 3: Conservation of natural and environmentally sensitive areas and the protection of environmental quality.**

**Objectives:**

- 3.E. Identify Primary Conservation Areas (wetlands, floodplains, & Slopes >25 percent) and Secondary Conservation Areas

**Response:** Natural conservation and preservation areas have been defined and preserved so as to promote the natural integrity of the site while developing on buildable soils and areas.

**Goal 4: A variety of housing types and price levels.**

**Objectives:**

- 4.A. Explore options for establishing a legal basis for inclusionary zoning.
- 4.B. Provide strong incentives for new development to dedicate a proportion of new housing units to renters or prospective home buyers in specified income levels.
- 4.C. Explore community land trust options for the provision of affordable housing.
- 4.D. Promote village development patterns as described under Goal 1.
- 4.E. Increase density incentives not only to reduce land cost per dwelling but also to offset additional cost of designing, building, and landscaping new affordable housing so that it looks like a market-rate product rather than a government project. Such housing should be integrated physically into new subdivisions through design standards for building design and for neighborhood layout.

**Response:** The proposed Townhomes and flats on the 25.79 acre portion of Ballentine along with the Phase 1 and 2 approved single family homes promote a variety of housing types and price levels, while at the same time the village development pattern is encouraged. The PUD zoning will allow for a clustered design, a walkable community and a small commercial node resulting in a well-planned and designed community. In addition, as was approved through the CUP process, affordable housing units will be provided through the use of the Community Housing Trust. This continues the affordable housing integration within the subject site.

**Goal 5: A variety of transportation routes which allow for bus, automobile, bicycle and pedestrian modes of transportation.**

**Objectives:**

- 5.A. Plan for the extension of east/west and north/south connector roads without creating undue disturbance to existing residents or areas of high resource value.
- 5.F. Promote coordination between developers for the planning of bicycle, pedestrian, transit, and automobile transportation routes.
- 5.I. Require developers to follow the Connector Roads Plan.
- 5.M. Street connections between Lake Hogan Farm & the High School should not be through existing subdivisions because an alternative route is feasible, linking Lake Hogan Farm with Homestead Road across several largely undeveloped properties on a northwestern/southeastern axis.

**Response:** The connectors have been provided per the Town approval and Town plans. In addition, greenway paths, trails and sidewalks are proposed to provide pedestrian movement and decrease the reliance on the automobile. The greenway easement for the path along Bolin Creek will be publicly dedicated per Condition 11 of the Phases 1 and 2 CUP modification.

**Goal 6:** Adequate provisions of publicly accessible parks and recreation facilities.

**Objectives:**

- 6.A. Follow recommendations of Carrboro's Recreation and Parks Comprehensive Master Plan.
- 6.B. Provide or increase incentives for developers to dedicate land or facilities for public park and recreational use.
- 6.C. Provide for neighborhood-scale community centers
- 6.E. CONNECT HOMESTEAD ROAD AT LAKE HOGAN FARMS WITH THE BOLIN CREEK GREENWAY: Implement this connection along a drainage channel or stream bed running through several existing subdivisions, as a long term goal.
- 6.F. SUBSIDIARY GREENWAY TRAILS: Require developers of new subdivisions to lay out and construct neighborhood trails through their new developments in such a way that they will connect with and extend the Town's more formal greenway network.

**Response:** The proposal follows the recommendations of the Recreation and Parks Comprehensive Master Plan. In addition, it is consistent with and further promotes the objectives listed above. There is a proposed neighborhood scale community/commercial area; greenway trails and greenway dedication. This dedication provides connections and furthers the Town Greenway system.

**Goal 7:** Continuation of Carrboro's Small Town Character and Preservation of its existing neighborhoods.

**Objectives:**

- 7.A. Limit potential traffic, noise, lighting, and aesthetic impacts of new development on existing neighborhoods.
- 7.B. Through the encouragement of cluster development and village-scale development, foster the creation of new pedestrian-scaled neighborhoods to enhance the variety and character of Carrboro's neighborhoods.

**Response:** The PUD zoning allows for a mix of residential and non residential uses. The site is to be developed consistent with the traffic, noise, and lighting and design guidelines as required by Carrboro and as approved through the major CUP modification. In addition, the site enhances the variety and character of Carrboro's neighborhoods by proposing a mix of housing types and uses in proximity to one another. The site furthers the vision of the Town and Board.

**Goal 8:** A pedestrian scale community.

**Objectives:**

- 8.A. Require cluster and traditional-style village development.
- 8.B. Provide for adequate commercial space such that citizens are able to conduct commercial transactions within walking distance of their homes.
- 8.C. Provide adequate walkways, sidewalks, and pedestrian networks to enable people to walk to nearby residences, parks, schools, and neighborhood commercial centers.

**Response:** The PUD zoning allows a pedestrian scale community that clusters uses into developable areas and preserves the natural and conservation areas of the property. Adequate commercial space is proposed to be a maximum of 10% of the site and within walking distance of homes. Adequate walkways, sidewalks and greenway/trail connections allow access internally and externally to the site.

**Goal 9: Continuation of the Character and natural beauty of the study area.**

**Objectives:**

- 9.A. Implement objectives identified under Goal 3.
- 9.B. Preserve important vistas in the Study Area.
- 9.C. Implement town-wide design guidelines to ensure that new development does not degrade the aesthetic character of the Study Area.

**Response:** The proposed zoning will allow the flexibility to continue the natural beauty of the study area by providing a diverse choice of housing and by providing retail in proximity to residences. The PUD zoning district promotes a creative and sustainable design through implementing a mix of uses, pedestrian connections, clustering and enhancing and preserving natural areas. The PUD district is consistent with the Town character, the character of the study area and meets the vision and intent of the Town and Board.

**Vision 2020 Plan:** The Vision 2020 Plan was adopted in December 2000. The Vision 2020 Plan was established to provide a general framework for the Town of Carrboro. Specifically it is "a policy-making document for the Town of Carrboro to use in the planning of its future. It is a caretaking tool, as well, designed to preserve the Town's history and qualities in an atmosphere of desirable growth". The following items are those policies that are applicable to the proposed request for rezoning and a statement addressing how the application is compatible with each.

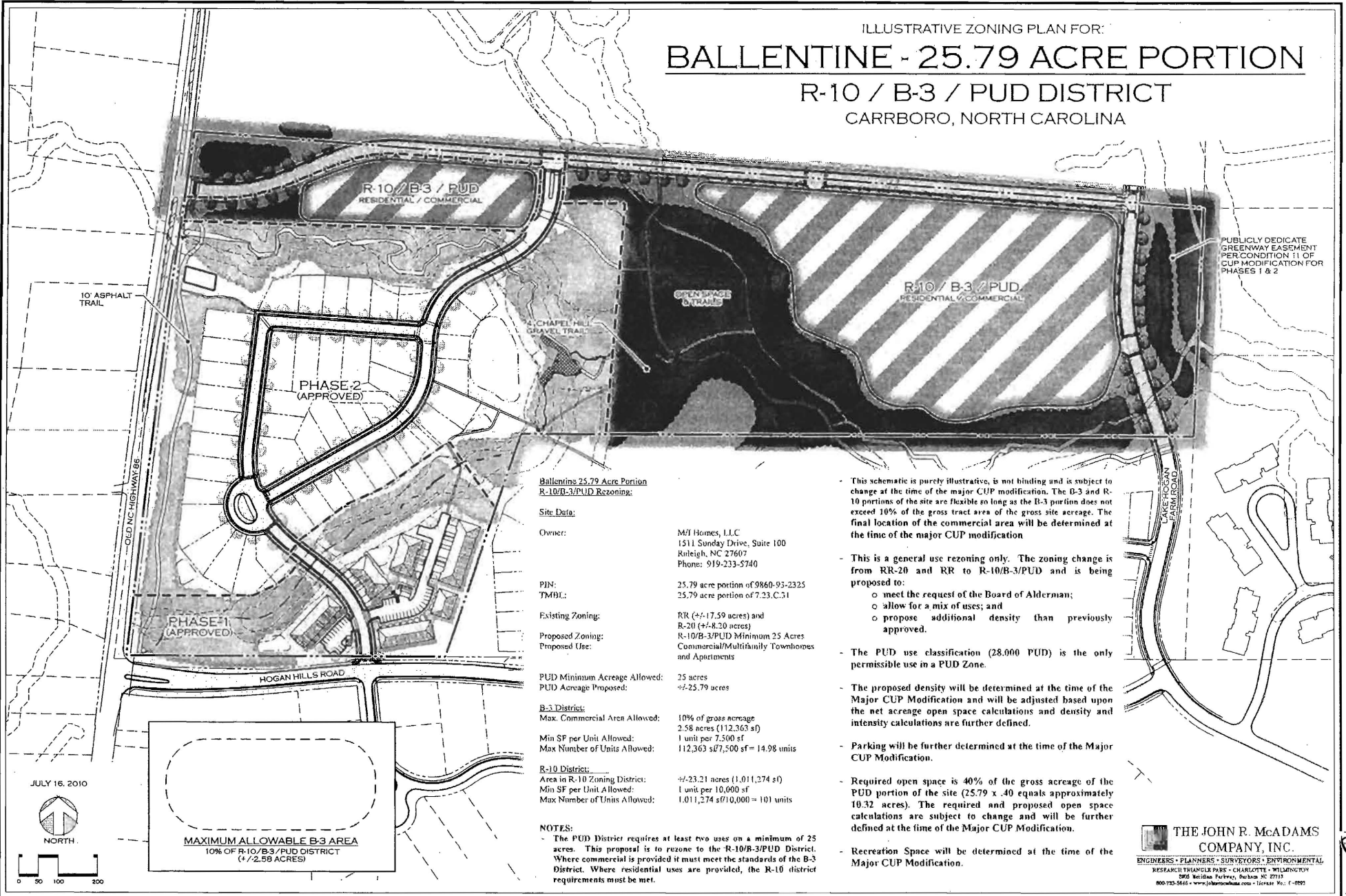
**2.0 Development:**

- **2.1 Avoidance of Adverse Effects on Public Health and Safety:** No adverse effects on the surrounding neighbors or community are proposed with this rezoning. Development within sensitive natural areas has been limited and no significant impacts are being proposed.
- **2.2 Preservation of the Natural Environment:** As requested by the Board of Alderman, the rezoning to the PUD will allow for a mix of uses that allows pockets of denser development and large areas of preservation for environmentally sensitive lands and open spaces.
- **2.3 Attractiveness of the Developed Environment:** The rezoning allows for a mix of housing types and a small area of retail in order to blend uses as encouraged while ensuring compatibility through the design, natural environment and landscape design.
- **2.4 Carrboro's Character and 2.5 Balanced and Controlled Growth:** The rezoning to the PUD district allows the site to maintain the already inherent small town character that encourages a mix of commercial and residential. As shown on the zoning map and as stated throughout the Vision 2020 Plan, there is a pattern throughout the Town that small pockets or nodes of commercial exist along Old NC Highway 86 and residential zoning district surround these commercial nodes. With this proposed request, that pattern will continue.

The proposed zoning district is also consistent with the following Vision 2020 Policies:

- 3.1 Nature of Development
- 3.3 New Commercial Growth
- 3.6 Economic Diversity
- 4.5 New Development
- 6.0 Housing

ILLUSTRATIVE ZONING PLAN FOR:  
**BALLENTINE - 25.79 ACRE PORTION**  
**R-10 / B-3 / PUD DISTRICT**  
 CARRBORO, NORTH CAROLINA



**Ballentine 25.79 Acre Portion**  
**R-10/B-3/PUD Rezoning:**

**Site Data:**

**Owner:** M/I Homes, LLC  
 1311 Sunday Drive, Suite 100  
 Raleigh, NC 27607  
 Phone: 919-233-5740

**PIN:** 25.79 acre portion of 9860-93-2325  
**TMBL:** 25.79 acre portion of 7.23.C.31

**Existing Zoning:** RR (+/- 17.59 acres) and  
 R-20 (+/- 8.20 acres)  
**Proposed Zoning:** R-10/B-3/PUD Minimum 25 Acres  
**Proposed Use:** Commercial/Multifamily Townhomes  
 and Apartments

**PUD Minimum Acreage Allowed:** 25 acres  
**PUD Acreage Proposed:** +/- 25.79 acres

**B-3 District:**  
**Max. Commercial Area Allowed:** 10% of gross acreage  
 2.58 acres (112,363 sf)  
**Min SF per Unit Allowed:** 1 unit per 7,500 sf  
**Max Number of Units Allowed:** 112,363 sf / 7,500 sf = 14.98 units

**R-10 District:**  
**Area in R-10 Zoning District:** +/- 23.21 acres (1,011,274 sf)  
**Min SF per Unit Allowed:** 1 unit per 10,000 sf  
**Max Number of Units Allowed:** 1,011,274 sf / 10,000 = 101 units

**NOTES:**

- The PUD District requires at least two uses on a minimum of 25 acres. This proposal is to rezone to the R-10/B-3/PUD District. Where commercial is provided it must meet the standards of the B-3 District. Where residential uses are provided, the R-10 district requirements must be met.

- This schematic is purely illustrative, is not binding and is subject to change at the time of the major CUP modification. The B-3 and R-10 portions of the site are flexible so long as the B-3 portion does not exceed 10% of the gross tract area of the gross site acreage. The final location of the commercial area will be determined at the time of the major CUP modification.

- This is a general use rezoning only. The zoning change is from RR-20 and RR to R-10/B-3/PUD and is being proposed to:
  - o meet the request of the Board of Alderman;
  - o allow for a mix of uses; and
  - o propose additional density than previously approved.

- The PUD use classification (28,000 PUD) is the only permissible use in a PUD Zone.

- The proposed density will be determined at the time of the Major CUP Modification and will be adjusted based upon the net acreage open space calculations and density and intensity calculations are further defined.

- Parking will be further determined at the time of the Major CUP Modification.

- Required open space is 40% of the gross acreage of the PUD portion of the site (25.79 x .40 equals approximately 10.32 acres). The required and proposed open space calculations are subject to change and will be further defined at the time of the Major CUP Modification.

- Recreation Space will be determined at the time of the Major CUP Modification.

PUBLICLY DEDICATE  
 GREENWAY EASEMENT  
 PER CONDITION 11 OF  
 CUP MODIFICATION FOR  
 PHASES 1 & 2

**THE JOHN R. McADAMS**  
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B-14



## TOWN OF CARRBORO

NORTH CAROLINA

## TRANSMITTAL

## PLANNING DEPARTMENT

DELIVERED VIA:  HAND  MAIL  FAX  EMAIL

**To:** Steve Stewart, Town Manager  
Mayor and Board of Aldermen

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

**Date:** September 24, 2010

**Subject:** Rezoning Request – Part of the property at 8110 Old NC 86

**BACKGROUND**

On June 16, 2009, the Board of Aldermen considered a request from M/I Homes to extend the conditional use permit for the Ballentine architecturally-integrated subdivision. Due to the significant slowdown in the building economy, the owners had not yet completed the construction plan preparation process. Section 15-62(a) of the Carrboro Land Use Ordinance requires that, within two years of the issuance of a permit that either the approved use has commenced or at least ten percent of the total cost of all construction/development has been completed. A permit extension request was submitted as no significant efforts towards construction of the development was expected to begin before the permit's two-year expiration in August 2009. During its review of the request the Board of Aldermen discussed with Jeremy Medlin, M/I Homes' representative, the possibility of including a commercial component in the project ([http://www.townofcarrboro.org/BoA/Minutes/2009/06\\_16\\_2009.pdf](http://www.townofcarrboro.org/BoA/Minutes/2009/06_16_2009.pdf)). The Board of Aldermen granted a 6-month extension and requested that the owners consider including a commercial component. The North Carolina General Assembly adopted a bill in July 2009 that suspended the otherwise applicable permitting periods and determination of vested rights until December 31, 2010. The time remaining on the original permit and that associated with the 6-month extension made March 28, 2013 the new expiration date of the Ballentine conditional use permit. Nevertheless, in late summer, 2009, M/I Homes representatives met with staff to follow-up and evaluate rezoning options for the property to include a commercial component.

A petition to rezone the whole of the M/I Homes/Ballentine property was submitted prior to application for the conditional use permit. Approximately 17.5 acres of the 49-acre Ballentine property is zoned R-R, with the remainder zoned R-20. In 2004, M/I Homes requested rezoning of the R-R portion to R-20. A public hearing was held on June 22, 2004 and there was discussion in support of the rezoning and the need for affordable housing. The public hearing was continued to a date uncertain. The application seeking approval for development of the property under the existing zoning was submitted on May 2, 2005 and approved on August 28, 2007.

A Planned Unit Development was identified as a strategy that could accommodate the Board of Aldermen’s 2009 request for a commercial component to be included in the residential neighborhood approved in 2007. Applicable LUO sections accompany this memo.

**OVERVIEW**

As this petition involves fewer than five parcels of land in single ownership and less than fifty acres overall, the Land Use Ordinance classifies this as a “minor map amendment.” The petition requests that the zoning of this property be changed from R-R and R-20 (Residential, one dwelling unit per 43,560 (one acre) and one dwelling unit per 20,000 square feet), respectively to R-10/B-3 (Residential, 10,000 square feet per dwelling unit and Neighborhood Business) Planned Unit Development. This change would allow incorporation of a commercial component and residential density that is supportive of the addition of commercial uses.

**PETITIONERS/OWNERS**

M/I Homes of Raleigh, LLC

**DESCRIPTION OF THE AREA**

As shown on the location map below, the property is located on the east side of Old NC 86 just north of Hogan Hills Drive and south of the Twin Creeks Park.

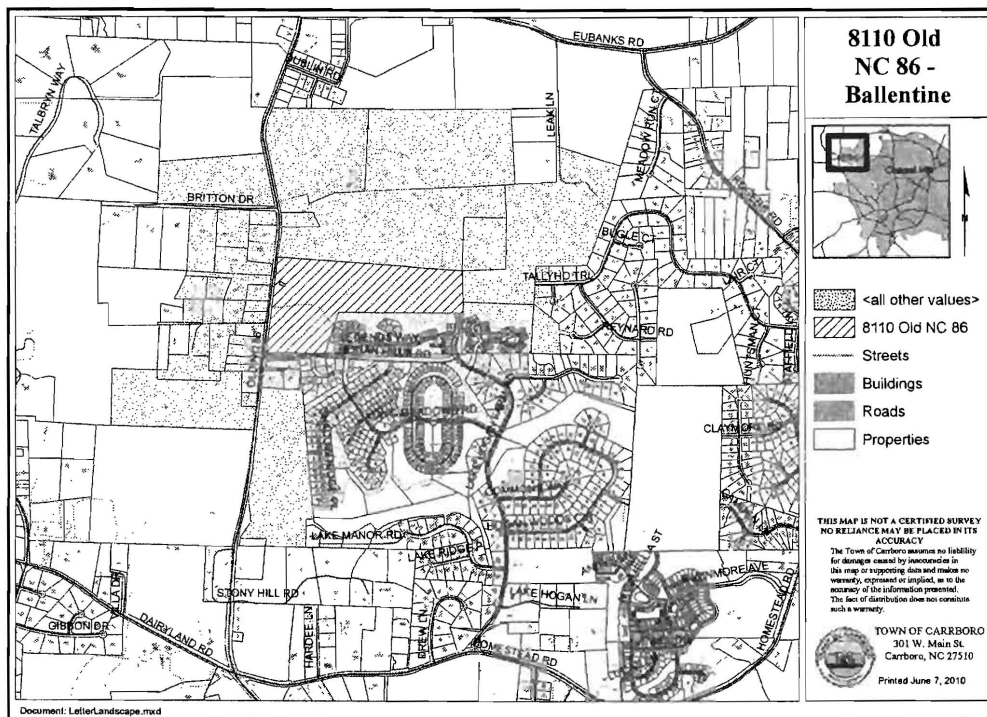
Other adjacent land uses include residences and the Won Buddhism Temple to the west across Old NC 86, the Lake Hogan Farms and the Legends at Lake Hogan Farms subdivisions to the south, and the Jessie Hogan Heirs property to the east (see table below for details). Approximately 25.79 of the 51-acre parcel (the northern half of the lot) are included within the rezoning request.

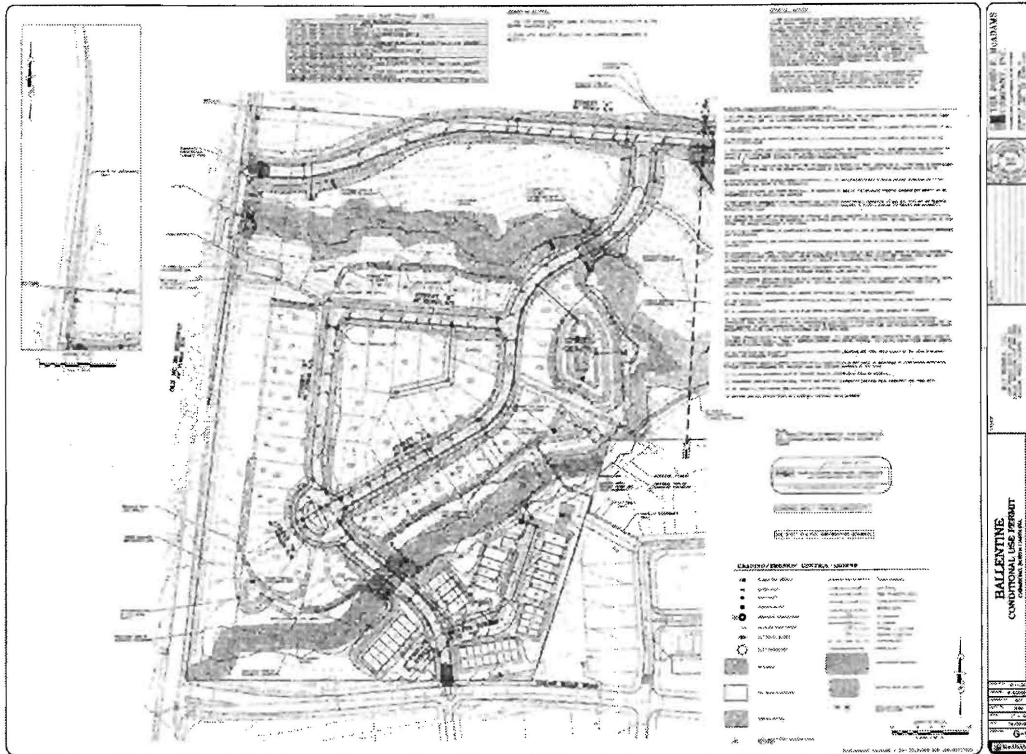
<b>Address</b>	<b>Tax map</b>	<b>Zoning</b>	<b>Activity</b>	<b>Use</b>
901 Lake Hogan Farm Road	7.109R..67	R-20	Legends at Lake Hogan Farm – Open Space	Architecturally-integrated subdivision, 26.000
Glen Ridge Townhomes	7.109M..33	R-20	Lake Hogan Farms, Glen Ridge Townhomes - Open	Architecturally-integrated



Address	Tax map	Zoning	Activity	Use
-	7.23.C.30B	R-R	Space	subdivision, 26.000
7851 Leak Ln	7.23.C.30	R-R	Woodland 1-story frame house	Single family residence, 1.110
-	7.23.C.31G	R-R	Public greenway; planned Township park	Recreational,
8021 OLD NC 86	7.23.A.12A	R-R	Won Buddhism Temple	Church Single-family residence, 1.110
8033 OLD NC 86	7.23.A.12	R-R	2-story frame house; horse barn and riding ring	Single-family residence, 1.110

**Table 1. Properties and land uses adjacent to 8110 Old NC 86**





**Figures 1 and 2. Location of subject property, 1,000-ft notice area, and approved plan for Ballentine, Phases 1 and 2.**

The property known as 8110 Old NC 86 is a 1,303 by 2,524-foot lot (approximately 51.07 acres). Construction plans for development of phases 1 and 2 of the Ballentine Subdivision have been approved and construction is underway.

**COMPARISON OF ZONES**

Residential Districts. As noted above, the property is currently zoned both R-R and R-20. The difference between these districts is that the minimum lot size/density requirement is 43,560 square feet per dwelling unit and 20,000 square feet per dwelling unit respectively.

R-10/B-3 Planned Unit Development District. Planned Unit Development (PUD) districts are designed to allow a combination of the characteristics of at least two and possibly three other districts. Residential and commercial districts are required; a manufacturing district may be included, but is not necessary. A 10 percent cap on the total commercial area applies whenever the B-1(g), B-2, or B-3 (as in the current petition) district is included. PUDs are general use districts, so a site specific development plan is not prepared or included and specific plans for development cannot be considered as part of the rezoning request.

If the zoning of the property is changed, an application for a conditional use permit to allow Planned Unit Development (PUD) (use classification 28.000) could be submitted.

ATTACHMENT D-5

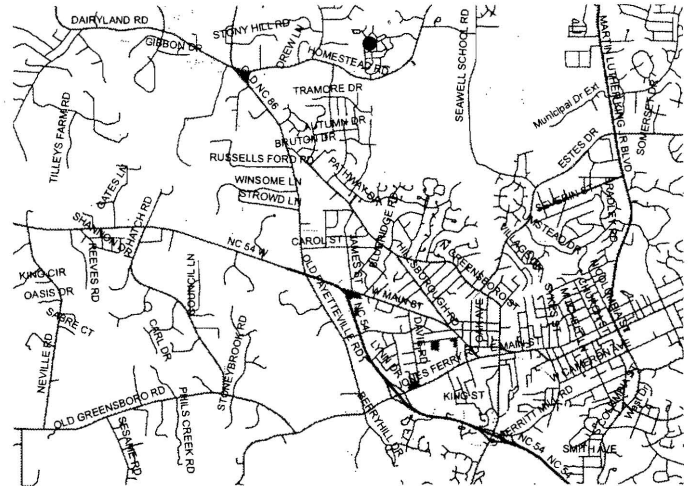
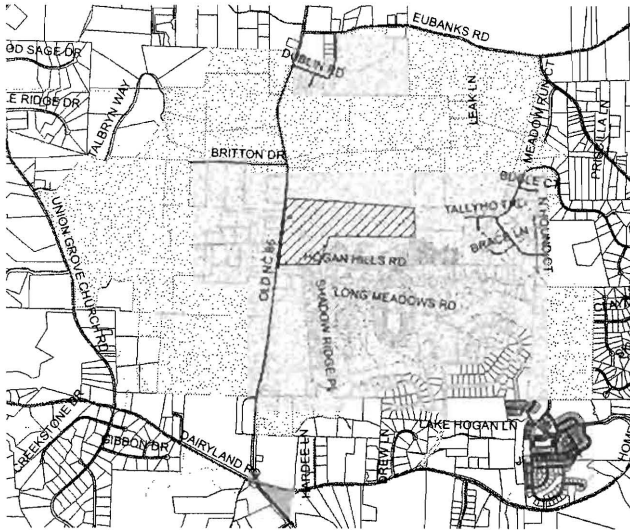
At that time, the portions of the site to be used for the R-10 and B-3 purposes would be shown and development within those areas regulated by the provisions that apply to each of the zoning districts. Subject to approval of the conditional use permit for a PUD, uses which could be included in the R-10 and B-3 portions of the site derive from those allowed in the base districts. Permitted uses are summarized in Table 2. below. Permitted uses in the R-10 and the B-3 include a range of residential activities, civic, community, recreational, utility uses, and day cares.

General Use Category	Number of Uses within the General Use Category Permitted in R-R/R-20 Districts	Number of Uses within the General Use Category Possible in R-10/B-3 PUD	Change in Number of Uses Permitted
Residential (1.000)	21/25	26/21	+ 1
Sales and Rental of Goods (2.000)	0/0	0/5	+5
Office, Clerical, Research (3.000)	0/0	0/6	+ 6
Educational, Cultural, Religious, Philanthropic, Social (5.000)	3/4	3/2	- 2
Recreation (6.000)	5/4	4/2	-1
Restaurant, Bar, Nightclub (8.000)	0/0	0/0	0
Motor Vehicle-related (9.000)	0/0	0/1	+ 1
Emergency Services (13.000)	4/4	4/4	0
Agricultural, Silvicultural, Mining, Quarrying (14.000)	4/3	3/0	-1
Public/Semi-public Utility Facilities (15.000)	3/1	1/4	+ 1
Dry Cleaner, Laundromat (16.000)	0/0	0/2	+2
Utility Facilities (17.000)	3/2	2/3	0
Towers and Related Structures (18.000)	3/3	2/3	0
Open Air Markets, Horticultural Sales (19.000)	0/0	0/3	+3
Cemetery (21.000)	2/1	1/1	-1
Day Care (22.000)	4/4	4/4	0
Temporary Structure or Parking (23.000)	1/1	1/1	0
Commercial Greenhouses (25.000)	2/1	0/0	-2
Subdivisions (26.000)	3/3	3/3	0
Combination Uses (27.000)	1	1	0
Planned Unit Developments (28.000)	0/0	1/1 *	+1
Special Events (29.000)	1/1	1/1	0
Temporary Lodging (34.000)	1/1	1/0	0

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

The definition of the B-3 zoning district requires that no new district be any larger than five acres in size and be located no closer than one-half mile in any direction to any portion of a pre-existing business district. The closest business district to the Ballentine site is the Roberts property, zoned B-3-T, located in the southeastern corner of Old NC 86 and Homestead Road, as shown in Figure 3 below (some or all of the shaded properties are within one-half mile of the Ballentine property). Figure 4 shows the location of the six existing locations in Town that are zoned either B-3 or B-3-T. The

storefront/townhome area at Winmore is also shown as the permissible uses and the basic dimensional requirements in this portion of a Village Mixed Use development are based on those applicable to the B-3 zone.



Figures 3 and 4.

There was a question or two during the Joint Review meeting about the uses allowed in the B-3, particularly that restaurant uses (use classification 8.000) are not a permissible use. In June 2009, when the Board of Aldermen considered the request to extend the Ballentine permit, the idea was introduced by Board members that the property owner might reconsider the approved plan for the site and seek a rezoning to include a commercial component. A brief discussion of the scale and type of commercial development that members had in mind took place and 'Johnny's' was mentioned as an example. Johnny's is a commercial, retail business that is located in a residentially zoned area in the 700 block of West Main Street. The ongoing retail activity is legally nonconforming as it was underway prior to the adoption of the Land Use Ordinance in 1980 and continued in operation per the requirements of Article V. A restaurant use was not part of the nonconforming business activity and is not permissible. In considering the request, staff evaluated the B-3 zoning district's list of permissible uses and determined that the permissibility of high- and low-volume retail uses, as well as a number of other non-residential activities satisfied the comparability to 'Johnny's.' During the Joint Review meeting, it was noted that a restaurant/food service use could potentially be allowed as accessory to another, permitted, principal use, depending on the specific circumstances.



**Figure 5. Aerial view of 8110 Old NC86**

Density and Dimensional Regulations. The density and dimensional requirements illustrate the differences between the existing and proposed zoning districts, and the potential impacts of development on adjacent properties. These requirements are presented in Table 4.

	<b>Existing Zoning – R-R/R-20</b>	<b>Requested Zoning – R-10/B-3 PUD</b>
<b>Density</b>	43,560/20,000 per dwelling unit	10,000/7,500 per dwelling unit
<b>Height</b>	35 feet	35/28 feet
<b>Setbacks</b>	40 r/w; 20 lot boundary	25/15 r/w; 12.5/7.5 lot boundary

**Table 4. Comparison of Density and Dimensional Requirements in Existing and Requested Zoning Districts.**

B-3 District:

Max. Commercial Area Allowed: 10% of gross acreage  
 2.58 acres (112,363 sf)  
 Min SF per Unit Allowed: 1 unit per 7,500 sf  
 Max Number of Units Allowed: 112,363 sf/7,500 sf = 14.98 units

R-10 District:

Area in R-10 Zoning District: +/-23.21 acres (1,011,274 sf)  
 Min SF per Unit Allowed: 1 unit per 10,000 sf  
 Max Number of Units Allowed: 1,011,274 sf/10,000 = 101 units

**Figure 6. Detail of summary data provided on Illustrative Zoning Plan showing maximum number of residential units allowed.**

The permitted residential density for the property increases under the rezoning. The applicant has summarized these changes on an illustrative zoning plan submitted in support of its rezoning petition (excerpt included as Figure 6 above). Approximately 4

acres of constraints are found on the site, reducing the area for which the possible density is calculated to 19.21 acres, and the number of units allowed to 83. An excerpt of the staff memo from the August 28, 2007 public hearing at which the Ballentine development was approved describes the permitted density under the existing zoning (Figure 7).

Density, Affordable Housing

The overall permissible density on the site is calculated using the adjusted gross density provisions of Section 15-182.3 Of the LUO. This method reduces the amount of total density permitted based upon the amount of certain site features such as steep slopes, rock formations, and utility easements. In the case of the Balentine AIS, this adjustment reduced the *gross area* by 5.44 acres, yielding a permissible density of 81 units.

Using the Residential Density Bonus provisions of Section 15-182.4, the applicant is permitted to build up to 150 % of the base density for the zoning district. Utilizing this provision, the maximum permissible density allowed is 121 units. The applicant is using this provision for a proposed density of 96 units, 17 of which are *affordable*. All of the affordable units are located in the townhomes. Because of this 17.7% of the project's housing stock is *affordable* as defined in the LUO.

**Figure 7. Excerpt of staff memo from August 28, 2007 public hearing on Ballentine subdivision.**

The changes associated with this rezoning can be summarized as follows:

- 1) Results in a small, mixed-use center and additional housing opportunities within the residential area that includes Ballentine, Lake Hogan Farms, the Legends, and Winmore, in close proximity to the Twin Creeks Park.
- 2) Addition of 2.58 acres of commercially-zoned property (10 percent of the area included in the rezoning request, 4.9 percent of the M/I Ballentine property).
- 3) Increase in density on 2.58 acres from R-20 to B-3 (from 5.6 units to 14.9 units).
- 4) Increase in density on 23.21 acres - 17.63 acres of R-R and 5.58 acres of R-20 (5.58 acres) to R-10 (from 29.7 units to 101 units).
- 5) The total possible density increases from 35.3 to 115.9 units on the 25.79 acres

The traffic analysis submitted as part of the existing approved Ballentine architecturally integrated subdivision concluded that all intersections in the vicinity would operate at acceptable levels of service after the project was completed. The analysis did find that an unacceptable level of service would result at the Old NC 86/Eubanks Road intersection after two proposed (one now completed and operating) schools were completed. NCDOT participated in the review of the conditional use permit application and indicated that the new street connection serving the north end of the Ballentine development and the Twin Creeks Park property would require the addition of turn lanes and intersection improvements. The conditional use permit requires that the applicant obtain a driveway permit from NCDOT prior to construction plan approval.

The Town's Trip Generation Rates, yield the following estimate of trips from the residential portion of the development:

Use	Rate	# trips/day
<i>Existing Approved Dev't</i>		
Single family – 60 units	10.0 per unit	600

Use	Rate	# trips/day
Townhomes – 34 units	8.0 per unit	272
Total		872
<i>Proposed</i>		
Single-family – 44 units	10.0 per unit	440
Townhomes/condo- 123 units (14 above commercial; 75 in R-10)	8.0 per unit	984
Total		1424
<i>Possible under rezoning</i>		
Single-family – 44 units	10.0 per unit	440
Townhomes- 34 units	8.0 per unit	272
Townhomes/condo - 115	8.0 per unit	920
Total		1632

\*from the ITE Manual, 8<sup>th</sup> edition

The 2009 NCDOT average daily traffic map shows 6,900 ADT along Old NC 86 just north of Calvander. Roads with the cross-section found on Old NC 86 are typically assigned a capacity of 12,000 ADT per day.

The applicant has indicated that approximately 16,000 square feet of commercial area and 14 townhome/condo units could be accommodated on the 2.58-acre, B-3 portion of a PUD and 75 townhomes could be accommodated in the residential area. An update of the traffic analysis of trip generation in comparison to the project as it was originally planned has been submitted. The base information was updated via percentage increases in traffic, consistent with statewide averages. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 8<sup>th</sup> edition, average daily traffic (ADT) associated with the development, if the rezoning were to be approved, is 997 ADT into the site each day and 997 trips out of the site. The total ADT projected with the existing, approved site plan for the Ballentine project is 462 ADT into the site each day and 462 trips out of the site.

The applicant’s traffic analysis update concludes that the intersections in the vicinity would operate at acceptable levels of service at buildout and that the improvements identified during the conditional use permit for the Ballentine subdivision would be more than sufficient to accommodate anticipated traffic. Level of service at the Old NC 86/Eubanks intersection due to traffic growth unrelated to this project is still predicted. In later years when the Lake Hogan Farms Road connection to Eubanks Road is completed, some reduction in demand on Old NC 86 is expected similar to the sharing of traffic seen between Pathway Drive and North Greensboro Street/Hillsborough Road.

Specific trip generation rates and other site information will depend on the details of the plan and conditional use permit application submitted for approval as a planned unit development.

**CONSIDERATIONS**

The principal question before the Town in considering such a request is whether an amendment advances the public health, safety, or welfare (see attached excerpts from

Article XX of the LUO related to advisory board review and Board action on zoning map amendments).

This area is located within Carrboro's Northern Study Area and goals and objectives of the Facilitated Small Area Plan for Carrboro's Northern Study Area are relevant to consideration of this rezoning, particularly Goal 1, related to clustered, neighborhood residential development and the provision of modest community-scale commercial and office uses in mixed use areas, and Goals 7 and 8, related to a pedestrian-scaled community (*Attachment F*).

Prior to adopting or rejecting any zoning amendment, the Board of Aldermen must adopt a statement describing whether the action is consistent with adopted land use plans and explaining why the action is considered to be reasonable and in the public interest.

Attachments





TOWN OF CARRBORO

NORTH CAROLINA

September 23, 2010

RE: Rezoning of approximately 25.79 acres of the property known as 8110 Old NC 86 (TMBL 7.23.C.31)

I, Patricia J. McGuire, do certify that I did cause to have mailed on September 15, 2010, by first class mail, letters informing the owners and non-owner occupants of properties within 1,000 feet of the proposed rezoning parcel of the schedule and proposal to rezone from R-R and R-20 (Residential, 43,560 and 20,000 square feet per dwelling unit, respectively) to R-10/B-3 Planned Unit Development (Residential, 10,000 square feet per dwelling unit and B-3, Neighborhood Commercial Planned Unit Development.

A copy of the mailing labels or mailing list used for this purpose indicating the person, where applicable, or addresses to whom the notices were sent are attached.

*Patricia J. McGuire*

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Patricia J. McGuire  
Planning Administrator

9/23/2010

Non-owner Resident Mailing - 8110 Old NC 86  
September 16, 2010

Addressee	Neighborhood	Street Address	Town, State Zip
RESIDENT	LAKE HOGAN FARMS	107 TOWNE RIDGE LN	CHAPEL HILL, NC 27516
RESIDENT	LAKE HOGAN FARMS	113 TOWNE RIDGE LN	CHAPEL HILL, NC 27516
RESIDENT	LAKE HOGAN FARMS	119 JONES CREEK PL	CHAPEL HILL, NC 27516
RESIDENT	LAKE HOGAN FARMS	114 JONES CREEK PL	CHAPEL HILL, NC 27516
RESIDENT	LEGENDS	301 LEGENDS WAY	CHAPEL HILL, NC 27516
RESIDENT	GLEN RIDGE TOWNHOMES	230 TOWNE RIDGE LN	CHAPEL HILL, NC 27516
RESIDENT	GLEN RIDGE TOWNHOMES	218 TOWNE RIDGE LN	CHAPEL HILL, NC 27516
RESIDENT		8013 OLD NC 86	CHAPEL HILL, NC 27516
RESIDENT		8005 OLD NC 86	CHAPEL HILL, NC 27516
RESIDENT		117 DEER RIDGE DR	CHAPEL HILL, NC 27516
RESIDENT		8002 OLD NC 86	CHAPEL HILL, NC 27516
RESIDENT		8201 OLD NC 86	CHAPEL HILL, NC 27516
RESIDENT		8111 OLD NC 86	CHAPEL HILL, NC 27516
RESIDENT	LAKE HOGAN FARMS	116 N FIELDS CIR	CHAPEL HILL, NC 27516
RESIDENT	LAKE HOGAN FARMS	118 N FIELDS CIR	CHAPEL HILL, NC 27516
RESIDENT	LAKE HOGAN FARMS	113 HOGAN GLEN CT	CHAPEL HILL, NC 27516
RESIDENT	LAKE HOGAN FARMS	111 HOGAN GLEN CT	CHAPEL HILL, NC 27516
RESIDENT	GLEN RIDGE TOWNHOMES	225 TOWNE RIDGE LN	CHAPEL HILL, NC 27516
RESIDENT	GLEN RIDGE TOWNHOMES	231 TOWNE RIDGE LN	CHAPEL HILL, NC 27516
RESIDENT	GLEN RIDGE TOWNHOMES	233 TOWNE RIDGE LN	CHAPEL HILL, NC 27516
RESIDENT	GLEN RIDGE TOWNHOMES	232 TOWNE RIDGE LN	CHAPEL HILL, NC 27516
RESIDENT		8311 OLD NC 86	CHAPEL HILL, NC 27516
RESIDENT		8307 OLD NC 86	CHAPEL HILL, NC 27516
RESIDENT	LEGENDS	807 LONG MEADOWS RD	CHAPEL HILL, NC 27516
RESIDENT	LEGENDS	101 TEAGAN CT	CHAPEL HILL, NC 27516
RESIDENT		212 BRITTON DR	CHAPEL HILL, NC 27516



Buffer List Generated by Land Records/GIS

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PIN	TMBL DEEDREF	OWNER TAXSTAMPS	OWNER2 DATESOLD	ADDRESS LANDVALUE	ADDRESS BLDGVALUE	CITY USEVALUE	STATE ZIP VALUATION	DESC1 DESC2
9860-01-4987 A0.3	7.108H.328 2168/443	ACUFF ELIZABETH L 590.00	& MARK D 12/04/2000	103 HOGAN RIDGE CT 90939	408689	CHAPEL HILL 0	NC 27516 499627	#528 PH 3 LAKE HOGAN FARMS P85/163
9870-12-4340 A0.83	7.109M.3 2340/485	AHMAD ASIF 110.00	03/27/2003	105 TURTLEBACK CROSSING 148611	540859	CHAPEL HILL 0	NC 27517 889470	#67 PH 7 LAKE HOGAN FARMS P88/121
9850-01-7379 A0.29	7.108G.59 4829/41	ALEXANIAN ERIK J 744.00	& SARAH M 09/24/2009	108 DAIRY CT 67321	209902	CHAPEL HILL 0	NC 27516 337283	295 PH 2 LAKE HOGAN FARMS P80/26
9860-02-7438 A0.12	7.109R.42 4802/471	ALLEN RICHARD 890.00	& LYNNE 08/10/2006	239 LEGENDS WAY 67822	348163	CHAPEL HILL 0	NC 27516 415085	42 LEGENDS AT LK HOGAN P104/52
9870-12-4592 A0.06	7.109M.89 3891/882	ARDICA MASSIMILIANO 661.00	& ANNE M.ARDICA 10/13/2005	230 TOWNE RIDGE LN 59558	271481	CHAPEL HILL 0	NC 27516 331039	#424 PH 5 GLEN RIDGE TWH'S P94/157
9870-02-1042 A0.14	7.106L.240 3659/459	ARGELES LIONEL 623.00	& GUYLAINE 01/25/2005	140 NORTH FIELDS CIR 68964	281467	CHAPEL HILL 0	NC 27516 368531	240 PH 66 LK HOGAN FARMS P92/162
9860-01-1770 A0.20	7.109G.78 1901/325	ARMSTRONG CARLOTTA B 460.00	04/05/1999	103 HOGAN GLEN PL 70312	272589	CHAPEL HILL 0	NC 27516 342901	#313 PH 2 LAKE HOGAN FARM P80/25
9870-02-2123 A0.29	7.109H.322 3593/264	ARNOLD TODD 790.00	& REBECCA 10/26/2004	114 HOGAN RIDGE CT 90703	330321	CHAPEL HILL 0	NC 27516 421024	#322 PH 3 LAKE HOGAN FARMS P85/163
9860-73-5232 A2.6	7.23.A.13G 1803/438	AYERS MARY E 0.00	& JOHN R TUTON (H) 09/29/1996	108109 OLD NC 86 144502	247545	CHAPEL HILL 0	NC 27514 392047	W/S SR 1009
9860-73-8125 A1.5	7.23.A.13C 1803/438	AYERS MARY E 0.00	& JOHN R TUTON (H) 09/29/1996	108109 OLD NC 86 92209	72787	CHAPEL HILL 0	NC 27514 165053	W/S SR 1009
9860-72-4985 A2.126	7.23.A.14A 500/169	AYERS MARY ELIZABETH 0.00	01/23/1985	8109 OLD NC 86 121861	132225	CHAPEL HILL 0	NC 27514 254086	#2 RESIDENTIAL SERVICES INC CH TP P40/17
9860-62-5777 L1	7.23.A.13D 508/281	AYERS ROBERT J 6.50	03/29/1985	8111 OLD NC 86 141	0	CHAPEL HILL 0	NC 27514 141	W/P/O DEER RIDGE DR
9870-12-3734 A0.06	7.109M.76 3902/434	BANNOUT ISSAM ALI 639.00	& DEBBIE JEAN 10/31/2005	221 TOWNE RIDGE LN 59558	232149	CHAPEL HILL 0	NC 27516 291797	411 PH 9 GLEN RIDGE TWH P94/157
9860-02-7826 A0.16	7.109R.20 4921/585	BARANEK GRACE T 0.00	& PAUL A FRELICK 09/15/2009	108 TEAGAN CT 71951	199701	CHAPEL HILL 0	NC 27516 271652	20 LEGENDS AT LK HOGAN P104/52
9870-12-1272 A1.05	7.109M.1 4821/352	BARHAM BRANDON M 1264.00	& JILL H BARHAM 09/09/2009	101 TURTLEBACK CROSSING DR 148325	525225	CHAPEL HILL 0	NC 27516 673560	85 PH 7 LAKE HOGAN FARMS P88/121

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9870-01-9956 A0.51	7.109M.18 2196/217	BARTH GLENN & PATRICIA 1092.00	09/16/2003	607 LAKE HOGAN FARM RD 145670	536936	CHAPEL HILL 0	NC 27516 681706	#116 PH 7 LAKE HOGAN FARMS P88/121
9870-02-5236 A0.14	7.109L.232 4633/546	BEADLE JAMES M & MARY P 694.00	12/05/2008	124 NORTH FIELDS CIR 68864	287721	CHAPEL HILL 0	NC 27516 356585	#232 PH 5A LAKE HOGAN FARMS P86/60
9880-92-6834 A0.15	7.109R.19 4689/21	BEALE MICHAEL A & BETHANY M 642.00	03/12/2009	107 TEAGAN CT 70774	334042	CHAPEL HILL 0	NC 27516 494816	19 LEGENDS AT LK HOGAN P104/52
9880-91-4839 A0.17	7.109G.73 1644/78	BEHROUZI KOUROUSH & FARIMAH ANDUSHI 458.00	12/17/1998	1400 CRETE DR 70654	308549	RALEIGH 0	NC 27606 379533	#308 PH 2 LAKE HOGAN FARM P80/25
9870-02-8807 S2889	7.109M.47 4102/421	BERLINER MICHAEL & JUEL 650.00	05/11/2006	117 JONES CREEK PL 59788	262178	CHAPEL HILL 0	NC 27516 322966	#392 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9890-72-2905 A2.131	7.23A.148 1212/367	BEYLE JONATHAN W & ELIZABETH B 74.00	02/04/1994	203 DEER RIDGE DR 128138	195820	CHAPEL HILL 0	NC 27516 323958	#3 RESIDENTIAL SERVICES INC P40/17
9880-81-0589 A25.92	7.106.1 1704/233	BLOCKER PROPERTIES LLC/O MICHAEL A COLQ 0.00	03/24/1998	203 GRANVILLE DRIVE 1425665	0	GREENVILLE 9097.8	NC 27858 9097.8	LAKE HOGAN FARM E/S 1009 P7/5
9860-81-8736 A0.30	7.109H.361 2362/105	BLUM DAVID & EVE 613.00	09/10/2001	104 SHADOW RIDGE PL 60538	375615	CHAPEL HILL 0	NC 27516 466453	#361 PH 3 LAKE HOGAN FARMS P81/142
9860-81-4480 L1	7.109H.1 1979/441	BOLIN CREEK INVESTMENT 0.00	06/25/1998	1 27539	0	APEX 0	NC 27502 1	STREETS PH 3 LAKE HOGAN FARMS P81/141-142
9860-82-3492 A0.25	7.109H.18 1979/432	BOLIN CREEK INVESTMENT 0.00	07/18/2003	2 2514 RELIANCE AVE	0	APEX 0	NC 27539 2	A & B PH 16 LAKE HOGAN P82/124
9860-82-8327 L1	7.109H.23 1979/432	BOLIN CREEK INVESTMENT 0.00	07/18/2003	1 2514 RELIANCE AVE	0	APEX 0	NC 27539 1	ROADS PH 10 LAKE HOGAN P82/124
9860-81-0640 A1.61	7.109G.83 1979/441	BOLIN CREEK INVESTMENT 0.00	08/25/1999	2 2514 RELIANCE AVE	0	APEX 0	NC 27539 2	ROADS LAKE HOGAN FARMS PH 1 & 2 P80/25-27
9860-82-8215 A0.02	7.109H.4 1979/432	BOLIN CREEK INVESTMENT 0.00	05/03/2000	2 2514 RELIANCE AVE	0	APEX 0	NC 27539 2	STRIP PH 3 LAKE HOGAN FARMS P68/183
9870-02-7358 A0.46	7.109H.26 1979/432	BOLIN CREEK INVESTMENT 0.00	07/03/2001	11 2514 RELIANCE AVE	0	APEX 0	NC 27539 11	PRIVATE OPEN SPACE PH 7 LAKE HOGAN FARMS P88/121
9860-82-2256 A1.2	7.109H.17 1979/432	BOLIN CREEK INVESTMENT/O HARBOURTON 0.00	07/18/2003	294128 2514 RELIANCE AVE	0	APEX 0	NC 27539 294128	RESERVED PH 10 LAKE HOGAN P92/124
9860-82-3029 A1.68	7.109.1C 4059/280	BOLOWICH ELMAR K & SANTINA S 882.00	06/01/2005	103546 111 LATEGAN LN	361126	CHAPEL HILL 0	NC 27516 404672	#8 DEON & SUE LATEGAN P41/82

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9870-02-8716 S2824	7.109M.42 3564/235	BRIGGS GEORGE H & ROSEMARIE 574.00	09/22/2004	60143 107 JONES CREEK PLACE	259790	CHAPEL HILL 0	NC 27516 319933	#387 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9860-81-5716 A0.36	7.109H.315 4660/178	BRINSON LEE E & JULIANNA K 960.00	11/20/2009	91933 100 HOGAN RIDGE CT	393750	CHAPEL HILL 0	NC 27516 485723	315 PH 3 LAKE HOGAN FARMS P85/163
9870-12-5526 A0.00	7.109M.87 4058/324	BROWN APRIL S 879.00	06/21/2006	59558 234 TOWNE RIDGE LN	248954	CHAPEL HILL 0	NC 27516 308512	#422 PH 9 GLEN RIDGE TWNH P94/157
9870-12-2617 S2793	7.109M.82 4917/321	BROWNER JEREMY T & NINA 715.00	08/12/2005	59483 211 TOWNE RIDGE LN	272960	CHAPEL HILL 0	NC 27516 332473	407 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9860-81-5802 A0.75	7.109N.6 4507/573	BRYAN DARRIN P & JENNIFER G 1360.00	04/22/2008	92440 105 WHISPERING OAK CT	463952	CHAPEL HILL 0	NC 27516 556392	#399 PH 10 LAKE HOGAN P82/124
9860-73-5651 A5.003	7.23A.12 1594/82	BRYAN JAMES T III & WENDY D 910.00	09/10/1997	310522 8033 OLD NC 86	383022	CHAPEL HILL 0	NC 27516 578644	#1 BRITTON WOODS P37/14
9860-92-8609 A0.13	7.109R.23 4783/53	BURKHART CRAIG N & JENA I 860.00	07/14/2009	68019 104 TEAGAN CT	340234	CHAPEL HILL 0	NC 27516 408253	25 LEGENDS AT LK HOGAN P104/52
9870-01-2989 A0.16	7.109L.259 4117/317	CABRERA MARIA D & RAFAEL A CABRERA 760.00	08/01/2006	71951 25 NORTH FIELDS CR	329541	CHAPEL HILL 0	NC 27516 401482	259 PH 6B LK HOGAN FARMS P92/162
9870-02-8537 S3111	7.109M.38 4796/417	CAI YONG & XUE SAJUN 628.00	07/03/2009	60556 115 TOWNE RIDGE LN	234592	CHAPEL HILL 0	NC 27516 265148	383 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9860-74-2735 A23.50	7.23A.11A 2681/148	CARRBORO TOWN OF 1500.00	08/20/2002	338758 301 WEST MAIN ST	95634	CARRBORO 0	NC 27510 434292	#2 JOHN & MARTHA CATE EST PLAT NOR
9870-12-0821 S2967	7.109M.53 4758/254	CARRUTHERS ROBERT B & KELLY 615.00	06/10/2009	60297 110 JONES CREEK PL	256228	CHAPEL HILL 0	NC 27516 316495	398 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9860-73-2146 A2.03	7.23A.17 1388/411	CASH LYLELL C JR & J LAUREL 345.00	09/11/1995	117166 8107 OLD NC 86	150836	CHAPEL HILL 0	NC 27516 268002	WO N C 86
9860-81-7932 A0.31	7.109H.316 4879/226	CHEREDNIK IVAN & TATIANA 954.00	12/29/2009	89834 106 HOGAN RIDGE CT	386875	CHAPEL HILL 0	NC 27516 476709	318 PH 3 LAKE HOGAN FARMS P85/163
9870-12-0653 S3178	7.109M.87 3954/95	CHRISTIAN CHARLES M & KAREN J CHRISTIAN 623.00	01/18/2006	60405 200 TOWNE RIDGE LN	259626	CHAPEL HILL 0	NC 27516 320031	#436 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9870-02-2740 A0.09	7.109R.27 4985/405	CHU ALEXANDER 753.00	12/01/2009	68636 206 LEGENDS WAY	277774	CHAPEL HILL 0	NC 27516 346410	27 LEGENDS AT LK HOGAN P104/53
9870-02-8078 A0.81	7.109M.18 3245/312	CLOUTIER ALFRED J & KAY K 1258.00	10/29/2003	147642 606 LAKE HOGAN FARM RD	566541	CHAPEL HILL 0	NC 27516 714283	#115 PH 7 LAKE HOGAN FARMS P86/121

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SIZE	DEEDREF	TAXSTAMPS	DATESOLD	LANDVALUE	BLDGVALUE	USEVALUE	VALUATION		
9870-12-2562 A0.06	7.109M.86 3080/50	COLE SHARIL 546.00	& EDWARD G COLE 03/08/2005	216 TOWN RIDGE LN 59558	CHAPEL HILL	NC	27516 307509	#431 PH 5 GLEN RIDGE TWH8 LAKE HOGAN FARMS P94/157	
9860-81-3539 A0.43	7.109H.358 3933/570	CRAIG JOHN P 874.00	& TANYA S 12/15/2005	110 SHADOW RIDGE PL 27865	CHAPEL HILL	NC	27516 505741	#358 PH 3 LAKE HOGAN FARMS P81/141	
9860-91-5881 A0.31	7.109H.516 3750/55	CRESCENZI MARK J C 734.00	& ANITA M C 05/19/2005	162 HOGAN RIDGE CT 88834	CHAPEL HILL	NC	27516 422748	#316 PH 3 LAKE HOGAN FARMS P85/163	
9870-02-6199 A0.14	7.109L.229 4616/62	CRUZ LILIA J 680.00	10/15/2008	6508 HUNTINGRIDGE RD 68854	CHAPEL HILL	NC	27517 335736	#229 PH 6A LAKE HOGAN FARMS P85/90	
9860-91-4932 A0.34	7.109H.329 4436/381	CUNNINGHAM COLEEN K 0.00	01/07/2009	101 HOGAN RIDGE CT 88843	CHAPEL HILL	NC	27516 494819	#329 PH 3 LAKE HOGAN FARMS P85/163	
9860-91-6857 A0.31	7.109H.347 2341/531	DARBY MARTYN K 580.00	& LISA L SATTERTON 08/16/2001	106 HOGAN RIDGE CT 88834	CHAPEL HILL	NC	27516 401492	#317 PH 3 LAKE HOGAN FARMS P85/163	
9860-82-6605 A0.14	7.109R.16 4788/166	DAVIS BRADLEY C 810.00	& ALEXANDRA D 07/21/2009	304 LEGENDS WAY 88864	CHAPEL HILL	NC	27516 410176	16 LEGENDS AT LK HOGAN P104/52	
9860-92-8725 A0.17	7.109R.22 4851/524	DEEN CODY S 828.00	& SUSAN B 06/28/2009	105 TEAGAN CT 73615	CHAPEL HILL	NC	27516 365319	22 LEGENDS AT LK HOGAN P104/52	
9860-92-5854 A0.14	7.109R.15 4798/389	DIAZ DEATRICE F TRUSTEII 923.00	07/30/2009	306 LEGENDS WAY 88864	CHAPEL HILL	NC	27516 461536	15 LEGENDS AT LK HOGAN P104/52	
9860-91-0452 A0.32	7.109H.334 4784/255	DONAHUE TIMOTHY 1200.00	& BETH 07/15/2009	109 SHADOW RIDGE PL 90560	CHAPEL HILL	NC	27516 555834	334 PH 3 LAKE HOGAN FARMS P81/141	
9870-02-4215 A0.14	7.108L.234 3379/383	DONG FAN 630.00	& CHUN XIANG LI 03/05/2004	128 N FIELDS CIR 70630	CHAPEL HILL	NC	27516 410455	234 PH 6B LK HOGAN FARMS P92/162	
9870-02-8828 S27.36	7.109M.48 4788/513	DOUGLAS JAY HERMANN & LYNDIA SUE HERMAN 0.00	07/17/2008	126 KRISTIN DR 60109	LIBERTYVILLE	IL	60048 500349	393 GLEN RIDGE TWHH P93/10 PH 8 LAKE HOGAN FARMS	
9860-63-9127 A2.55	7.23.A.15A 1521/342	DUDLEY KENNETH H TRUS 0.00	& KENNETH H DUDLEY 10/28/1995	111 PELHAM RD 136620	DURHAM	NC	27713 136626	W/O OLD HWY 86	
9870-02-3201 A0.14	7.109L.235 4757/182	DURRANCE CHRISTINE P & JOSEPH 730.00	06/09/2009	132 N FIELDS CIR 73630	CHAPEL HILL	NC	27516 376290	235 PH 6B LK HOGAN FARMS P92/162	
9870-12-1524 S37.1	7.109M.64 3824/195	DWYER MICHAEL J 746.00	& ANN R DWYER 12/01/2005	206 TOWNE RIDGE LN 80863	CHAPEL HILL	NC	27516 345874	#433 GLEN RIDGE TWHH P93/10 PH 8 LAKE HOGAN FARMS	
9870-02-9910 S48.49	7.109M.51 4010/58	ENGLAND RAYNER W 824.00	04/20/2006	215 SELKIRK ST 61061	DURHAM	NC	27707 392229	#396 GLEN RIDGE TWHH P93/10 PH 8 LAKE HOGAN FARMS	

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PIN	TMBL	OWNER	OWNER2	ADDRESS	CITY	STATE	ZIP	DESC1	DESC2
SIZE	DEEDREF	TAXSTAMPS	DATESOLD	LANDVALUE	BLDGVALUE	USEVALUE	VALUATION		
9860-91-3855 A0.16	7.109G.74 4269/51	ENGLISH TERRY W 0.00	& ALETA 04/27/2007	104 RANDOLPH CT 70256	CHAPEL HILL	NC	27516 379686	#309 PH 2 LAKE HOGAN FARM P80/25	
9860-81-3530 A0.43	7.109H.357 4280/507	ESTACIO SANDRA BALVOCK GLEN M 1059.00	05/15/2007	112 SHADOW RIDGE PL 87885	CHAPEL HILL	NC	27516 480186	#357 PH 3 LAKE HOGAN FARMS P81/141	
9870-02-1698 A0.08	7.109R.28 4828/226	FIORITO AGUSTIN A 771.00	& MARIA M 09/23/2009	208 LEGENDS WAY 86037	CHAPEL HILL	NC	27516 350930	28 LEGENDS AT LK HOGAN P104/53	
9860-74-9138 A1.67	7.23.A.12D 456/234	FLOYD TINA 0.00	05/14/1988	131 COBBLESTONE DR 100718	CHAPEL HILL	NC	27516 155494	#2 HEZEKAH W CARROLL P31/17	
9860-92-8813 A0.21	7.109R.21 4742/203	GANGULY BIKRAM KUMAR & SUNANDA K 828.00	05/22/2009	106 TEAGAN CT 77854	CHAPEL HILL	NC	27516 389585	21 LEGENDS AT LK HOGAN P104/52	
9870-02-8513 S29.56	7.109M.36 3445/265	GANZI JOHN THOMAS 543.00	05/25/2004	111 TOWN RIDGE LN 60286	CHAPEL HILL	NC	27516 310771	#381 GLEN RIDGE TWHH P93/10 PH 8 LAKE HOGAN FARMS	
9870-12-5866 A0.07	7.109M.84 4115/214	GILLMER BARBARA S 735.00	08/30/2006	237 TOWNE RIDGE LN 59875	CHAPEL HILL	NC	27516 250308	#419 PH 9 GLEN RIDGE TWH8 P84/157	
9870-12-5269 A0.71	7.109M.4 4047/468	GIRMAN CYNTHIA J 1370.00	& THOMAS P 06/07/2006	107 TURTLEBACK CROSSING DR 148343	CHAPEL HILL	NC	27516 806645	#85 PH 7 LAKE HOGAN FARMS P88/121	
9870-02-8653 A0.15	7.109M.72 4122/205	GLEN RIDGE TOWNHOME 0.00	ANC C/O EDWARD BES915 09/12/2006	FARRINGTON RD STE 104 2	CHAPEL HILL	NC	27517 2	OPEN SPACE GLEN RIDGE TWHH P93/10 PH 8 LAKE HOGAN FARMS	
9870-02-9655 L1	7.109M.74 4122/205	GLEN RIDGE TOWNHOME 0.00	ANC C/O EDWARD BES915 09/12/2006	FARRINGTON RD STE 104 1	CHAPEL HILL	NC	27517 1	ROADS GLEN RIDGE TOWNHOMES P93/10 PH 8 LAKE HOGAN FARMS	
9870-02-6707 A0.06	7.109M.73 4122/205	GLEN RIDGE TOWNHOME 0.00	ANC C/O EDWARD BES915 09/12/2006	FARRINGTON RD STE 104 2	CHAPEL HILL	NC	27517 2	OPEN SPACE GLEN RIDGE TWHH P93/10 PH 8 LAKE HOGAN FARMS	
9870-12-0637 A0.17	7.109M.71 4122/205	GLEN RIDGE TOWNHOME 0.00	ANC C/O EDWARD BES915 09/12/2006	FARRINGTON RD STE 104 2	CHAPEL HILL	NC	27517 2	OPEN SPACE GLEN RIDGE TWHH P93/10 PH 8 LAKE HOGAN FARMS	
9870-12-1456 A0.6	7.109M.70 4122/205	GLEN RIDGE TOWNHOME 0.00	ANC C/O EDWARD BES915 09/12/2006	FARRINGTON RD STE 104 2	CHAPEL HILL	NC	27517 2	OPEN SPACE GLEN RIDGE TWHH P93/10 PH 8 LAKE HOGAN FARMS	
9870-12-2911 A0.4	7.109M.33 4122/205	GLEN RIDGE TOWNHOME 0.00	ANC C/O EDWARD BES915 09/12/2006	FARRINGTON RD STE 104 4	CHAPEL HILL	NC	27517 4	OPEN SPACE GLEN RIDGE TWHH P93/10 PH 8 LAKE HOGAN FARMS	
9870-12-5862 A0.20	7.109M.59 4122/203	GLEN RIDGE TOWNHOME 0.00	ANC C/O EDWARD BES915 09/12/2006	FARRINGTON RD STE 104 1	CHAPEL HILL	NC	27517 1	PRIVATE OPEN SPACE GLEN RIDGE TWH8 P94/157	
9870-12-4506 L1	7.109M.100 4122/203	GLEN RIDGE TOWNHOME 0.00	ANC C/O EDWARD BES915 09/12/2006	FARRINGTON RD STE 104 1	CHAPEL HILL	NC	27517 1	ROADS PH 9 GLEN RIDGE TWH8 P94/157	

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PIN SIZE	TMBL DEEDREF	OWNER TAXSTAMPS	OWNER2 DATESOLD	ADDRESS LANDVALUE	BLDGVALUE	CITY USEVALUE	STATE ZIP VALUATION	DESC1 DESC2
9870-12-2877 A0.04	7.109M.36 4122/203	GLEN RIDGE TOWNHOME INC 0.00	09/12/2006	40015 FARRINGTON RD STE 104 5	0	CHAPEL HILL 0	NC 27517 5	PRIVATE OPEN SPACE PH 8 GLEN RIDGE TWHS P94/157
9870-02-7767 S4251	7.109M.45 4638/252	GOBLE LOREN L 540.00	12/18/2008	113 JONES CREEK PL 21330	238900	CHAPEL HILL 0	NC 27516 300230	#390 GLEN RIDGE TOWNH P93/10 PH 8 LAKE HOGAN FARMS
9860-81-8908 A0.39	7.109M.4 3733/156	GOLLMAR REBECCA O & PETER W 925.00	04/29/2005	101 WHISPERING OAK CT 80890	0	CHAPEL HILL 0	NC 27516 531768	#367 PH 10 LAKE HOGAN P92/124
9870-02-7134 A0.14	7.109L.228 4597/480	GOVEY ELIZABETH MANORS DAVID R 710.00	09/02/2008	14315 CREEK CLUB DR 58854	274858	ALPHARETTA 0	GA 30004 343322	#228 PH 6A LAKE HOGAN FARMS P88/90
9870-12-2591 A0.06	7.109M.95 4175/408	GROMEK WOODS DANUTA 660.00	12/07/2006	4624 RIPLEY MANOR TERRACE 59558	243462	OLNEY 0	MD 20832 303520	#430 PH 9 GLEN RIDGE TWHS P94/157
9860-91-2723 A0.20	7.109G.77 1976/188	GUALTIERI REED THOMAS & ELIZABETH J 495.00	05/25/1999	105 HOGAN GLEN CT 70212	339627	CHAPEL HILL 0	NC 27516 406930	#312 PH 2 LAKE HOGAN FARM P90/25
9860-82-8286 A0.56	7.109M.14 3556/106	GUNNING ANDREW J & HOLLY C 923.00	08/20/2004	102 DAIRY GLEN RD 94892	493994	CHAPEL HILL 0	NC 27516 594286	#377 PH 10 LAKE HOGAN P92/124
9860-92-2348 A0.7	7.109M.1 3821/574	OWALTNEY CLINTON R & JENIFER W 934.00	07/20/2005	700 LONG MEADOWS RD 94435	424889	CHAPEL HILL 0	NC 27516 519324	#364 PH 10 LAKE HOGAN P92/124
9870-12-5723 A0.07	7.109M.81 4046/59	HALPERN ANDREW & FAITH FISHER 738.00	06/07/2005	3156 DAYTON ST 59875	251259	DENVER 0	CO 80238 311130	#416 PH 9 GLEN RIDGE TWHS P94/157
9860-92-9058 A0.27	7.109H.321 2576/421	HALSTATER BRIAN H & ANNE M 696.00	10/04/2004	112 HOGAN RIDGE CT 63621	325334	CHAPEL HILL 0	NC 27510 409955	#321 PH 3 LAKE HOGAN FARMS P85/103
9870-02-8525 S2958	7.109M.37 4442/436	HARRELL NEAL S & CAROLYN V 746.00	01/16/2006	496 VALLEY MEADOW DR 60268	247936	CHAPEL HILL 0	NC 27516 307824	#382 GLEN RIDGE TOWNH P93/10 PH 8 LAKE HOGAN FARMS
9870-12-3712 A0.06	7.109M.75 3811/133	HARRIS PAUL W & KATHY A 749.00	07/19/2005	219 TOWNE RIDGE LN 59558	289002	CHAPEL HILL 0	NC 27516 358990	410 PH 9 GLEN RIDGE TOWNH P94/157 LAKE HOGAN FARMS
9870-12-0734 S2830	7.109M.56 4719/134	HARRIS THOMAS & JENIFER 610.00	04/24/2009	104 JONES CREEK PL 56749	295087	CHAPEL HILL 0	NC 27516 354836	401 GLEN RIDGE TOWNH P93/10 PH 8 LAKE HOGAN FARMS
9870-02-9581 S3993	7.109M.89 3964/310	HART ROY P & LAURIE S 748.00	03/03/2006	108 TOWNE RIDGE LN 60351	292450	CHAPEL HILL 0	NC 27516 352801	#438 GLEN RIDGE TOWNH P93/10 PH 8 LAKE HOGAN FARMS
9870-12-3540 A0.09	7.109M.93 4697/401	HAUGHTON JULIE LAMBER 0.00	03/26/2009	222 TOWN RIDGE LN 59558	257898	CHAPEL HILL 0	NC 27516 317250	428 PH 9 GLEN RIDGE TWHS P94/157
9870-02-2103 A0.14	7.109L.238 4551/139	HEGEDUS ERIC J & THERESA A 840.00	05/16/2008	136 NORTH FIELD CR 71513	326759	CHAPEL HILL 0	NC 27516 398272	238 PH 6B LK HOGAN FARMS P92/162

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9870-12-0563 S3709	7.109M.66 4019/388	HENDERSON WILEY BRYAN MARY LYNN 597.00	05/02/2006	202 TOWNE RIDGE LN 59806	216938	CHAPEL HILL 0	NC 27516 276743	#435 GLEN RIDGE TOWNH P93/10 PH 8 LAKE HOGAN FARMS
9860-81-8489 A0.25	7.109G.51 1851/600	HICKS TIMOTHY JAMES & DIANA 447.00	12/31/1998	104 DAIRY CT 67703	335445	CHAPEL HILL 0	NC 27516 403148	#297 PH 2 LAKE HOGAN FARM P80/25
9870-12-0837 A9.25	7.23.C.308 3448/137	HOGAN JESSIE HRS ETAL & JENNIE L JOHNSON 0.00	05/27/2004	320 STAGECOACH DR 205070	0	HILLSBOROUGH 3145	NC 27278 3145	#3 HOGAN HRS ETAL P94/51
9870-14-0178 A0.68	7.23.C.30 3448/137	HOGAN JESSIE HRS ETAL & JENNIE L JOHNSON 0.00	05/27/2004	320 STAGECOACH DR 869611	69657	HILLSBOROUGH 123897.2	NC 27278 184354.2	#2 HOGAN HRS ETAL P94/51
9870-02-1068 A0.14	7.109L.239 3721/543	HORNIK ROBERT EDWARD & NANCY E F 797.00	04/15/2005	138 NORTH FIELDS CR 70630	292025	CHAPEL HILL 0	NC 27516 362655	239 PH 6B LK HOGAN FARMS P92/162
9870-02-8859 S2673	7.109M.49 4214/140	HORTON JOHN RICHARD & NANCY L YELVERT 710.00	02/05/2007	115 JONES CREEK PL 61212	273412	CHAPEL HILL 0	NC 27516 334624	#394 GLEN RIDGE TOWNH P93/10 PH 8 LAKE HOGAN FARMS
9870-02-3254 A0.14	7.109L.235 3403/332	INGHAM ANDREW W & RACHEL A 621.00	04/16/2004	130 N FIELDS CIR 70630	335475	CHAPEL HILL 0	NC 27516 406105	235 PH 6B LK HOGAN FARMS P92/162
9860-82-5438 A0.12	7.109R.46 4821/527	JIANG LIANGYONG & LI ZHU 845.00	09/09/2009	307 LEGENDS WAY 67822	333454	CHAPEL HILL 0	NC 27516 401275	46 LEGENDS AT LK HOGAN P104/52
9860-81-4665 A0.33	7.109L.359 4592/283	JIN JIAN & XUFANG YE 1030.00	08/21/2008	108 SHADOW RIDGE PL 89905	409644	CHAPEL HILL 0	NC 27516 499549	#359 PH 3 LAKE HOGAN FARMS P81/141
9870-12-1657 S2784	7.109M.60 4863/448	JOHNSON AUSTIN & TRACY L 630.00	11/25/2009	207 TOWN RIDGE LN 59291	229245	CHAPEL HILL 0	NC 27516 288535	405 GLEN RIDGE TOWNH P93/10 PH 8 LAKE HOGAN FARMS
9870-12-2781 A0.09	7.109M.31 3851/288	JOHNSTON BRIAN C & KARA E SIMMONS 908.00	04/29/2005	217 TOWNE RIDGE LN 60826	385869	CHAPEL HILL 0	NC 27516 448695	408 PH 9 LAKE HOGAN FARMS P94/157
9860-82-5271 A0.31	7.109M.10 4223/508	JOHNSTON DAVID M & JENNIFER L 1032.00	02/23/2007	203 DAIRY GLEN RD 94076	397586	CHAPEL HILL 0	NC 27516 491836	#373 PH 10 LAKE HOGAN P92/124
9870-01-1926 A0.14	7.109L.241 4519/168	JORDAN RICHARD B & CHARLOTTE JORDAN 830.00	05/06/2008	42 NORTH FIELDS CIR 71513	335884	CHAPEL HILL 0	NC 27516 407397	241 PH 6B LK HOGAN FARMS P92/162
9870-12-5659 A0.07	7.109M.83 4608/288	JORDAN WILLIAM RAND JR 750.00	09/26/2008	235 TOWNE RIDGE LN 59575	295256	CHAPEL HILL 0	NC 27516 355131	418 PH 9 GLEN RIDGE P94/157
9870-02-6020 A0.10	7.109L.254 2907/106	JOSHI SHREYAS & SHEELA 577.00	02/28/2003	113 NORTH FIELDS CR 71951	339187	CHAPEL HILL 0	NC 27516 411138	#254 PH 6A LAKE HOGAN FARMS P88/90
9870-02-4277 A0.10	7.109L.233 3294/207	KARK ROBERT C & RENEE M FERRARI 602.00	12/17/2003	126 NORTH FIELDS CIR 58730	259902	CHAPEL HILL 0	NC 27516 357732	#233 PH 6A LAKE HOGAN FARMS P88/90

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9870-12-5558 A0.09	7.109M.86 3840/436	KAUFFMANN KATHLEEN M & KENNETH D 865.00	08/17/2005	236 TOWNE RIDGE LN 60826	332634	CHAPEL HILL 0	NC 27516 393400	#421 PH 9 GLEN RIDGE TWHS P94/157
9870-02-2862 A0.15	7.109R.10 4854/392	KILGALLEN BRIAN P & TERESA S 545.00	11/10/2009	810 LONG MEADOWS RD 71951	370344	CHAPEL HILL 0	NC 27516 442295	10 LEGENDS AT LK HOGAN P104/51
9870-12-3510 A0.06	7.109M.94 3728/21	KIM EUNAH & TAEHWAN KIM 545.00	04/22/2005	220 TOWN RIDGE LN 59555	284695	CHAPEL HILL 0	NC 27516 324254	#428 PH 9 GLEN RIDGE TWHS P94/157
9860-81-0976 A1.54	7.109.18 1545/8	KIRKLAND STEVEN L & DONNA G 270.00	05/13/1996	8504 OLD NC 86 94373	210206	CHAPEL HILL 0	NC 27516 304579	#A DEON & SUE LATEBAN P41/62
9870-02-7774 S2917	7.109M.44 3570/392	KODAIRA NAKAKO 621.00	09/29/2004	111 JONES CREEK FL 60120	274662	CHAPEL HILL 0	NC 27516 334782	#389 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9870-02-6426 A0.09	7.109R.36 4872/338	KRIEG ROBERT L JR & ERICA N 736.00	12/14/2009	109 REAGAN MEAD LN 88536	293664	CHAPEL HILL 0	NC 27516 362300	36 LEGENDS AT LK HOGAN P104/53
9870-02-3742 A0.10	7.109R.29 4845/245	KSHATRIYA RAJU & RACHANA 877.00	10/26/2009	202 LEGENDS WAY 68833	315806	CHAPEL HILL 0	NC 27516 384339	29 LEGENDS A1 LK HOGAN P104/53
9870-02-8549 S4796	7.109M.39 4198/289	LAKE ANDREAS 888.00	01/11/2007	117 TOWNE RIDGE LN 61584	257112	CHAPEL HILL 0	NC 27516 318616	#384 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9870-01-9541 A6.18	7.109L.1 2328/247	LAKE HOGAN FARMS ASSOC INC 0.00	08/01/2001	2514 RELIANCE AVE 4	0	APEX 0	NC 27539 4	OPEN SPACE PH 8A LAKE HOGAN FARMS P88/90
9860-81-7870 A1	7.109N.21 3153/224	LAKE HOGAN FARMS ASSONC 0.00	08/14/2003	2514 RELIANCE AVE 2	0	APEX 0	NC 27539 2	OPEN SPACE PH 10 LAKE HOGAN P92/124
9860-82-9297 A0.45	7.109N.16 3153/224	LAKE HOGAN FARMS ASSONC 0.00	08/14/2003	100 EUROPA DR SUITE 431 1	0	CHAPEL HILL 0	NC 27517 1	POND PH 10 LAKE HOGAN P92/124
9860-02-2187 A0.78	7.109N.22 3153/224	LAKE HOGAN FARMS ASSONC 0.00	08/14/2003	2514 RELIANCE AVE 2	0	APEX 0	NC 27539 2	OPEN SPACE PH 10 LAKE HOGAN P92/124
9860-02-7340 A0.06	7.109N.20 3153/224	LAKE HOGAN FARMS ASSONC 0.00	08/14/2003	2514 RELIANCE AVE 2	0	APEX 0	NC 27539 2	OPEN SPACE PH 10 LAKE HOGAN P92/124
9860-02-4389 A2.37	7.109N.19 3153/224	LAKE HOGAN FARMS ASSONC 0.00	08/14/2003	2514 RELIANCE AVE 2	0	APEX 0	NC 27539 2	OPEN SPACE PH 10 LAKE HOGAN P92/124
9870-01-4726 A2.71	7.109L.4 3211/14	LAKE HOGAN FARMS ASSONC 0.00	06/28/2003	2514 RELIANCE AVE 4	0	APEX 0	NC 27502 5	PRIV OPEN SPACE LK HOGAN FARMS PH 08 P92/162
9870-02-0059 A1.50	7.109L.5 3211/14	LAKE HOGAN FARMS ASSONC 0.00	09/28/2003	2514 RELIANCE AVE 3	0	APEX 0	NC 27502 3	PRIV OPEN SPACE LK HOGAN FARMS PH 08 P92/162

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9860-81-7047 A2.01	7.109G.54 1705/225	LAKE HOGAN FARMS ASSONC % BOLIN CREEK 0.00	03/27/1998	2614 RELIANCE AVE 3	0	APEX 0	NC 27502 3	OPEN SPACE LAKE HOGAN FARM P83/26
9860-81-9482 L1	7.109L.3 1879/439	LAKE HOGAN FARMS ASSONC BOLIN CREEK 0.00	08/25/1999	109514 RELIANCE AVE 1	0	APEX 0	NC 27502 1	STRIP BETWEEN #333 & 334 PH 3 LAKE HOGAN FARMS P81/141
9860-91-5912 A0.21	7.109G.72 1911/382	LAYDEN KEITH E & YVETTE B 424.00	04/23/1999	115 HOGAN GLEN CT 69020	272483	CHAPEL HILL 0	NC 27516 342483	#507 PH 2 LAKE HOGAN FARM P80/25
9870-02-8407 S4192	7.109M.34 4044/194	LEIBOWITZ JUDY & ARTHUR 824.00	06/02/2006	254 LINCOLN BLVD 60479	322665	MERRICK 0	NY 11586 383144	#375 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9870-12-4716 A0.09	7.109M.79 4129/215	LEIGH JOYCELYN E 0.00	09/15/2006	227 TOWNE RIDGE LN 60826	290009	CHAPEL HILL 0	NC 27516 350634	414 PH 9 GLEN RIDGE TWH P84/157
9860-82-5370 A0.33	7.109N.11 3962/525	LELENTAL ARON MANUEL & JESSICA Z 920.00	02/01/2006	205 DAIRY GLEN RD 94166	374326	CHAPEL HILL 0	NC 27516 468492	#374 PH 10 LAKE HOGAN P92/124
9860-91-8908 A0.31	7.109H.319 2246/251	LEMOINE FREDERICK M & TAMARA S 638.00	04/26/2001	108 HOGAN RIDGE CT 89834	364039	CHAPEL HILL 0	NC 27516 453873	#319 PH 3 LAKE HOGAN FARMS P85/163
9870-02-1625 A0.19	7.109R.25 4821/553	LI KAI & ZHEN 751.00	01/09/2009	212 LEGENDS WAY 58533	285015	CHAPEL HILL 0	NC 27516 353548	25 LEGENDS AT LK HOGAN P104/53
9860-92-4438 A0.12	7.109R.48 4825/262	LI YI JU & AHIHIRO MOTO 865.00	09/17/2009	311 LEGENDS WAY 67822	334257	CHAPEL HILL 0	NC 27517 402079	48 LEGENDS AT LK HOGAN P104/51
9870-02-7084 A0.15	7.109L.226 2660/322	LIU GORDON & YANLING ZHANG (W12 NORTH FIELDS CR 618.00	02/24/2003	71951	354700	CHAPEL HILL 0	NC 27516 428651	#226 PH 6A LAKE HOGAN FARMS P88/90
9860-92-7281 A0.45	7.109H.324 4579/953	LOTCHIN THEODORE R & SARAH K 580.00	07/31/2008	111 HOGAN RIDGE CT 89118	430928	CHAPEL HILL 0	NC 27516 520046	#324 PH 3 LAKE HOGAN FARMS P85/163
9870-12-3479 A0.09	7.109M.92 3655/240	LOTSTEIN HERMAN & FLORENCE LOTSTEIN 712.00	03/02/2005	204 TOWN RIDGE LN 60826	284319	CHAPEL HILL 0	NC 27516 345145	#427 PH 9 GLEN RIDGE TWHS P94/157
9860-93-2325 A51.07	7.23.C.31 3546/398	M HOMES OF RALEIGH LU 1059.00	08/31/2004	1511 SUNDAY DRIVE SUITE 100 1757947	0	RALEIGH 0	NC 27607 1757947	E/S SR 1008 P102/194
9860-72-3411 A4.03	7.23.A.15A 428/44	MARLOW JEFFREY S & CAROL A 45.00	08/01/1983	200 DEER RIDGE DR 176686	190979	CHAPEL HILL 0	NC 27516 367875	#2 LOVEJOY P16/88
9860-81-7811 A0.30	7.109H.362 2857/174	MARSZALEK PIOTR E & MONIKA B 562.00	05/05/2002	102 SHADOW RIDGE PL 90838	311444	CHAPEL HILL 0	NC 27516 402382	#362 PH 3 LAKE HOGAN FARMS P81/141
9870-12-1687 S2790	7.109M.61 3744/238	MARTIN DUANE A & NANNETTE B MAR 667.00	05/12/2008	209 TOWN RIDGE LN 58419	255264	CHAPEL HILL 0	NC 27516 354683	#406 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS

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9870-12-4570 A0.07	7.109M.80 4059567	MCLEROY STEVEN W 710.00	& LORI L MCLEROY 06/23/2006	228 TOWNE RIDGE LN 59875	252310	CHAPEL HILL 0	NC 312186	27516	#425 PH 5 GLEN RIDGE TWHS P94157
9860-51-3614 A0.33	7.109H.331 3902654	MCINTOSH MICHAEL 536.00	& REBECCA L 11/01/2005	103 SHADOW RIDGE PL 85225	355190	CHAPEL HILL 0	NC 440375	27516	#331 PH 3 LAKE HOGAN FARMS P81141
9800-51-5963 A0.37	7.109N.7 4750359	MCMURRY HARRIS L 1030.00	& MARGARET W 08/08/2009	104 WHISPERING OAK CT 93132	350906	CHAPEL HILL 0	NC 449738	27516	370 PH 10 LAKE HOGAN P92/124
9870-12-2553 A0.29	7.109M.97 4281194	MONEILL ANN MAIRE 860.00	& DIANE J CATELLIER 05/16/2007	214 TOWNE RIDGE LN 80620	283234	CHAPEL HILL 0	NC 354000	27516	#432 PH 9 GLEN RIDGE TWHS P94157
9860-72-6037 A1.5	7.23.A.19 558/118	MILLER CHARLES G 120.00	& JULIE CLAIRE RICE 06/05/1987	2100 SAINT MARYS RD 96266	136234	HILLSBOROUGH 0	NC 232500	27278	W/S OLD N C 86
9860-52-3961 A0.14	7.109R.14 4808445	MONROSE NEWMAN F 940.00	& KHER MICHEL-MONROE 08/19/2009	100 LONG MEADOWS RD 88964	352684	CHAPEL HILL 0	NC 431548	27516	14 LEGENDS AT LK HOGAN P104/51
9870-12-8514 A0.06	7.109M.86 4025192	MOORE ALBERT C 639.00	& ANNE C 05/16/2006	829 CEDAR CLUB CIRCLE 59556	231870	CHAPEL HILL 0	NC 291428	27517	#423 PH 6 GLEN RIDGE TWHS P94157
9860-84-4205 A2.18	7.23.C.31B 1537/452	MOORE JEANETTE E 0.00		8000 OLD NC 86 124944	80019	CHAPEL HILL 0	NC 204063	27516	E/S SR 1009 P53/200
9860-72-1524 A1.66	7.110.14G 4362/239	MORALES ROMAIN M 203.00		204 DEER RIDGE RD 106905	1000	CHAPEL HILL 0	NC 107855	27518	#3 SHELBY PINNEY P84/86
9870-12-4459 A0.11	7.109M.91 3902184	MULLADY MATTHEW 876.00		228 TOWNE RIDGE LN 61585	327616	CHAPEL HILL 0	NC 389181	27516	#426 PH 5 GLEN RIDGE TWHS P94157
9860-52-8061 A0.33	7.109N.3 4057115	MULLEN THOMAS J 1110.00	& CATHERINE 06/20/2006	103 DAIRY GLEN RD 94166	430391	CHAPEL HILL 0	NC 533557	27516	#566 PH 10 LAKE HOGAN P92/124
9860-52-9038 A2.01	7.23.A.13F 3703/517	NELSON MATTHEW ROBERT 738.00	& CATHRYN C 03/24/2005	215 DEER RIDGE DR 116051	335176	CHAPEL HILL 0	NC 451227	27516	#4B RESIDENTIAL SERVICES P52/99
9860-51-7547 A0.33	7.109H.332 2377/200	NGUYEN CHUONG H 618.00	& HANG A VU (W) 09/27/2001	105 SHADOW RIDGE PL 86905	326327	CHAPEL HILL 0	NC 418232	27516	#332 PH 3 LAKE HOGAN FARMS P81141
9860-92-3627 A0.10	7.109R.13 4812/546	NI MAO 846.00	& PING CHEN 08/06/2009	802 LONG MEADOWS RD 68033	319503	CHAPEL HILL 0	NC 368036	27517	13 LEGENDS AT LK HOGAN P104/51
9860-92-9408 A0.12	7.109R.39 4712/226	NING KAICHENG 740.00	& LIYAN OUYANG 04/15/2009	231 LEGENDS WAY 67822	285352	CHAPEL HILL 0	NC 263174	27516	39 LEGENDS AT LK HOGAN P104/52
9870-02-8510 S2930	7.109M.35 3407/407	NORWOOD H JOE 0.00		109 TOWNE RIDGE LN 59717	247146	CHAPEL HILL 0	NC 306863	27516	#980 GLEN RIDGE TOWNH P93/10 PH 8 LAKE HOGAN FARMS

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PIN SIZE	TMBL DEEDREF	OWNER TAXSTAMPS	OWNER2 DATESOLD	ADDRESS LANDVALUE	BLDGVALUE	CITY USEVALUE	STATE VALUATION	ZIP	DESC1 DESC2
9860-51-5761 A0.30	7.109H.350 2380/94	OBRIANT JAMES 653.00		106 SHADOW RIDGE PL 90938	343336	CHAPEL HILL 0	NC 434274	27516	#360 PH 3 LAKE HOGAN FARMS P81142
9860-52-5192 A0.36	7.109R.9 3372/162	O'CONNELL TOM 924.00	& KELLY WAICUS 03/18/2004	201 DAIRY GLEN RD 93255	483481	CHAPEL HILL 0	NC 576736	27516	#372 PH 10 LAKE HOGAN P92/124
9870-12-5705 A0.12	7.109M.80 4021/188	O'CONNOR ELIZABETH K 912.00	& DANIEL O'CONNOR 05/04/2006	229 TOWNE RIDGE LN 62093	323525	CHAPEL HILL 0	NC 387618	27516	#415 PH 9 GLEN RIDGE TWHS P94157
9860-52-7168 A0.35	7.109N.13 3433/301	OLCOTT CHRISTOPHER 900.00	& JACQUELINE HALLAM 05/13/2004	804 DAIRY GLEN RD 94450	422035	CHAPEL HILL 0	NC 516486	27516	#376 PH 10 LAKE HOGAN P92/124
9860-52-1892 A0.13	7.109R.9 4839/336	OLIARO SCOTT 991.00	& JERI 10/13/2009	812 LONG MEADOWS RD 101482	338802	CHAPEL HILL 0	NC 440364	27516	9 LEGENDS AT LK HOGAN P104/51
9860-51-5955 A0.26	7.109G.71 1916/74	ONEILL MICHAEL J 496.00	& PRISCILLA J 04/30/1999	117 HOGAN GLEN CT 87703	270482	CHAPEL HILL 0	NC 338185	27516	#306 PH 2 LAKE HOGAN FARM P80/25
9860-52-9053 A0.29	7.109H.327 2383/106	OPPEVAL THOMAS JAY 0.00	& SONDA M 10/03/2001	105 HOGAN RIDGE CT 90703	406828	CHAPEL HILL 0	NC 497531	27516	#327 PH 3 LAKE HOGAN FARMS P85/163
9860-84-3227 A02.66	7.23.C.31G 2286/226	ORANGE COUNTY 2884.00	C/O ASSET MGMT & PO BOX 8181 06/27/2001	763189	0	HILLSBOROUGH 0	NC 763189	27278	E/S SR 1009 P88/88 #2 JOHN HENRY CATE SR EST
9860-85-5258 A36.76	7.23.C.31C 2295/224	ORANGE COUNTY 4102.00	C/O ASSET MGMT & PO BOX 8181 06/27/2001	502855	29121	HILLSBOROUGH 0	NC 531976	27278	E/S SR 1009 P88/87
9870-05-3117 A49.24	7.23.C.31E 2295/224	ORANGE COUNTY 0.00	C/O ASSET MGMT & PO BOX 8181 06/27/2001	630223	0	HILLSBOROUGH 0	NC 630223	27276	E/O SR 1009 P88/87
9870-14-9741 A5.03	7.23.E.6 727/441	ORANGE COUNTY 0.00	C/O ASSET MGMT & PO BOX 8181 05/31/1988	0	0	HILLSBOROUGH 0	NC 0	27278	TR E SEC 4 PH 8 FOX MEADOW P50/36
9870-12-5664 A0.10	7.109M.55 4048/518	PANDORF NORMAN 830.00	& LYNDIA PANDORF 06/08/2005	239 TOWNE RIDGE LN 61248	285835	CHAPEL HILL 0	NC 347083	27516	#420 PH 9 GLEN RIDGE TWHS P94157
9870-12-2391 A1.15	7.109M.2 4001/360	PEPPER CORN AMANDA F 1588.00	& JEFFREY M 04/05/2006	103 TURTLEBACK CROSSING 130009	561079	CHAPEL HILL 0	NC 728288	27516	#86 PH 7 LAKE HOGAN FARMS P88/121
9870-02-7792 S2831	7.109M.43 3554/538	PIERSON TERENCE K 805.00		109 JONES CREEK PL 60841	259722	CHAPEL HILL 0	NC 320063	27516	#388 GLEN RIDGE TOWNH P93/10 PH 8 LAKE HOGAN FARMS
9870-12-0732 S3790	7.109M.57 4190/483	PILANT ANDREW 730.00	& BANALATA SEN 12/29/2006	102 JONES CREEK PL 60754	326460	CHAPEL HILL 0	NC 387214	27516	#402 GLEN RIDGE TOWNH P93/10 PH 8 LAKE HOGAN FARMS
9860-52-9276 A5.55	7.110.14F 2006/404	PINNEY DON M 283.00	& AMY C 11/01/1999	208 DEER RIDGE DR 185754	116940	CHAPEL HILL 0	NC 302594	27515	#2 SHELBY PINNEY P84/86

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9860-61-8606 A30.4	7.110.14E 1654/583	PINNEY JAN MARTIN 0.00	11/17/1997	582 GALLOP RD 630709	0	CHAPEL HILL 5946	NC 27514 5949	#2 JAN M PINNEY P79/121
9860-83-1253 A0.07	7.23.C.31H 1662/446	PUBLIC SERVICE COMPANYN C INC 0.00	12/08/1997	P O BOX 1398 616	0	GASTONIA 0	NC 28053 616	F/S SR 1005
9860-02-1801 A0.17	7.109R.8 4836/451	PURI PUJA K 0.00	05/15/2009	811 LONG MEADOWS RD 73615	380635	CHAPEL HILL 0	NC 27516 454250	8 LEGENDS AT LK HOGAN P104/51
9870-02-0251 A0.52	7.109H.323 2577/479	QIN LU CHANG 670.00	04/20/2002	118 HOGAN RIDGE CT 87087	370846	CHAPEL HILL 0	NC 27516 467933	#329 PH 3 LAKE HOGAN FARMS P85/163
9870-12-0512 S3120	7.109M.68 3876/57	REYES MANUEL REYES 572.00	02/24/2006	110 TOWNE RIDGE LN 50017	218010	CHAPEL HILL 0	NC 27516 278027	#437 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9860-72-8672 A1.21	7.23.A.14D 2608/568	RICH ROBERT W JR 0.00	11/15/2004	8125 OLD NC 86 78700	204510	CHAPEL HILL 0	NC 27516 283210	#2 KIM & ANAHID VRANA P95/172
9860-73-8097 A1.05	7.23.A.14 3608/568	RICH ROBERT W JR 256.00	11/15/2004	8125 OLD NC 86 66388	590	CHAPEL HILL 0	NC 27516 66888	#1 KIM & ANAHID VRANA P95/172
9870-02-2148 A0.14	7.109L.237 4592/451	RIGGSBEE MICHAEL JR 705.00	08/21/2008	134 N FIELDS CIR 70690	258835	CHAPEL HILL 0	NC 27516 329495	337 PH 6B LK HOGAN FARMS P92/152
9860-74-6020 A2.07	7.23.A.12B 328/994	RIGGSBEE NED L 31.50	12/01/1976	1228 OLD HILLSBOROUGH RD 119396	49285	CHAPEL HILL 0	NC 27516 168654	#3 HEZEKIAH W CARROLL EST CHTF P31/17
9860-72-5159 A1.08	7.23.A.16 301/252	RIGGSBEE PATRICIA M 16.00	12/01/1978	8300 OLD NC 86 63893	86679	CHAPEL HILL 0	NC 27516 136572	#3 SNYDER
9860-02-8073 A0.31	7.109H.320 3760/320	RINEHART WILLIAM B 750.00	05/31/2005	110 HOGAN RIDGE CT 89634	380938	CHAPEL HILL 0	NC 27516 470672	#320 PH 3 LAKE HOGAN FARMS P86/165
9860-82-9076 A0.33	7.109L.2 3444/215	RITTER ANDRE 868.00	05/25/2004	101 DAIRY GLEN RD 94106	452721	CHAPEL HILL 0	NC 27516 552387	#365 PH 10 LAKE HOGAN P92/124
9870-02-0408 A0.12	7.109R.37 4759/310	ROBERTS JASON M 957.00	06/25/2006	227 LEGENDS WAY 67822	343881	CHAPEL HILL 0	NC 27516 411703	37 LEGENDS AT LK HOGAN P104/52
9870-02-8646 S3820	7.109M.46 3550/496	ROLLER MAJORIE 648.00	09/03/2004	103 JONES CREEK PL 60145	277444	CHAPEL HILL 0	NC 27516 337589	#385 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9870-12-0503 S2823	7.109M.65 4625/54	RYMOWICZ CLARKE SHARI 624.00	08/20/2009	204 TOWNE RIDGE LN 59574	264283	CHAPEL HILL 0	NC 27516 323857	434 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9860-02-8728 A0.13	7.109R.18 4750/460	SARBAUM JEFFREY KENT 895.00	06/01/2009	105 TEAGAN CT 68019	366503	CHAPEL HILL 0	NC 27516 427612	18 LEGENDS AT LK HOGAN P104/52

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9870-12-3786 A0.07	7.109M.78 3953/378	SATIA JESSIE A 715.00	01/19/2006	225 TOWNE RIDGE LN 59575	266284	CHAPEL HILL 0	NC 27516 318159	413 PH 8 GLEN RIDGE TWNH P94/187
9870-02-5295 A0.14	7.109L.231 3216/146	SCHORR FRANK 645.00	10/02/2003	122 NORTH FIELDS CIR 68894	341554	CHAPEL HILL 0	NC 27516 410418	#231 PH 6A LAKE HOGAN FARMS P88/90
9860-02-6028 A0.29	7.109H.326 4703/436	SCHULTEIS RYAN D 992.00	04/02/2009	107 HOGAN RIDGE CT 90703	379976	CHAPEL HILL 0	NC 27514 470679	326 PH 3 LAKE HOGAN FARMS P85/163
9860-72-7655 A1.51	7.23.A.15 4818/56	SCHUTT JOSEPH J 364.00	04/08/1999	8203 OLD NC 86 97243	85314	CHAPEL HILL 0	NC 27516 180597	SW INT SR 1009 & DEERRIDGE DR
9860-74-1585 A7.405	7.23.A.12F 2769/459	SEYWARD HANS 0.00	11/15/2002	203 COLLEEN DR 225084	150227	YORKTOWN 0	VA 23052 375911	#3 BRITTON WOOD P37/14
9870-12-0739 S2834	7.109M.54 4474/266	SHAPIRO MARK L 740.00	03/07/2005	108 JONES CREEK PL 59707	299162	CHAPEL HILL 0	NC 27516 358869	#399 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9860-82-7360 A0.43	7.109N.12 3467/257	SHELTON ANNE 812.00	06/16/2004	200 DAIRY GLEN RD 93801	377285	CHAPEL HILL 0	NC 27516 471085	#375 PH 10 LAKE HOGAN P92/124
9870-02-7865 S4600	7.109M.46 4916/310	SHRADER LLOYD DOUGLAS 0.00	06/15/2009	115 JONES CREEK PL 60528	328700	CHAPEL HILL 0	NC 27516 389534	361 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9860-02-6154 A0.23	7.109H.325 3635/085	SIMONS ROBERT 714.00	08/20/2004	109 HOGAN RIDGE CT 90703	323442	CHAPEL HILL 0	NC 27516 414145	#325 PH 3 LAKE HOGAN FARMS P85/163
9860-91-0507 A0.24	7.109G.63 3721/312	SINGH SUDDHAM 780.00	04/14/2005	100 DAIRY CT 68396	366751	CHAPEL HILL 0	NC 27516 435147	#299 PH 2 LAKE HOGAN FARM P80/26
9870-02-4007 A0.16	7.109L.257 3389/100	SMIRNOV VITALIY 632.00	04/01/2004	121 N FIELDS CIR 67956	341861	CHAPEL HILL 0	NC 27516 400617	257 PH 6B LK HOGAN FARMS P92/162
9860-71-5890 A1	7.23.A.19A 3693/512	SNYDER ANTHONY PAUL 0.00	03/14/2005	8317 OLD NC 86 86942	91097	CHAPEL HILL 0	NC 27516 157039	W/S OLD N C 86
9870-12-0737 S2833	7.109M.55 3655/171	SOHER BRIAN J 648.00	01/19/2005	8108 JONES CREEK PL 59695	270725	CHAPEL HILL 0	NC 27516 330411	#400 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9870-12-0814 S4637	7.109M.52 4808/104	SPEAR ERWIN M JR 0.00	04/22/2008	112 JONES CREEK PL 61589	334222	CHAPEL HILL 0	NC 27516 385811	#397 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9870-23-0620 A1.06	7.23D.37 3530/65	STEMPER ALICIA L 0.00	08/13/2004	8107 KIT LN 80689	277074	CHAPEL HILL 0	NC 27516 367763	#57 S REV 56-00 FOX MEADOW P63/7
9870-23-0726 A0.92	7.23D.36 1017/581	STODDARD JEFFERY B 367.00	08/07/1992	903 TALLY HO TR 75761	269144	CHAPEL HILL 0	NC 27516 344805	#68S REV 56-00 FOX MEADOW

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9860-92-1157 A0.43	7.109R.15 3779/147	STOFFEL THOMAS J 925.00	& REGINA A 06/17/2005	602 LONG MEADOWS RD 428344	89801	CHAPEL HILL 0	NC 27516 522746	#378 PH 10 LAKE HOGAN P92/124
9870-12-0598 S3725	7.109R.58 4763/262	STOMPEL SEMYON 732.00	& VICTORIA 06/17/2009	203 TOWN RIDGE LN 320851	75761	CHAPEL HILL 0	NC 27516 381416	403 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9870-24-1060 A0.92	7.23D.35 3585/554	STOUMEN ALAN 510.00	& CHRISTINE L HARBOS 10/15/2004	848B04 TALLYHO TR 227607	75761	CHAPEL HILL 0	NC 27516 303368	#55 SEC 4 PH A FOX MEADOW P49/73
9870-02-6242 A0.14	7.109L.230 3297/371	SU ZUOWEI 628.00	& HUILING LI 12/19/2003	128 NORTH FIELDS CIR 354430	68864	CHAPEL HILL 0	NC 27516 428294	#230 PH 6A LAKE HOGAN FARMS P88/00
9860-91-3830 A0.20	7.109G.75 3487/241	TANZ JONATHAN M 560.00	& KAREN A 07/02/2004	106 HOGAN GLEN CT 289350	70312	CHAPEL HILL 0	NC 27516 309952	#310 PH 2 LAKE HOGAN FARM P83/25
9860-62-5073 A0.31	7.109N.8 3343/210	TESTEN ROBERT 942.00	& MARIBETH 02/17/2004	102 WHISPERING OAK CT 495619	94070	CHAPEL HILL 0	NC 27516 589689	#371 PH 10 LAKE HOGAN P92/124
9860-74-4035 A5.245	7.23A.12E 4900/594	THE WIENE DEMOULIN 0.00	LIVING TRUST 05/06/2003	200 BRITTON DR 194056	94070	CHAPEL HILL 0	NC 27516 564853	#2 BRITTON WOODS P37/14
9870-12-3756 A0.07	7.109M.77 4680/438	THOMPSON EVAN EDWARD 15.00	& MICHAEL H 12/30/2009	223 TOWNE RIDGE LN 271780	59875	CHAPEL HILL 0	NC 27516 331835	412 PH9 GLEN RIDGE TWH P94/157
9870-02-0526 A0.16	7.106L.256 07-E-350	TROHANIS DONNA 0.00	& BECKY 06/23/2007	117 NORTH FIELDS CR 340814	68503	CHAPEL HILL 0	NC 27516 409317	#256 PH 6A LAKE HOGAN FARMS P99/00
9860-91-1616 A0.23	7.109G.79 1834/573	VANDERWOJDE PHIL 453.00	& BECKY 12/01/1998	191 HOSAN GLEN 309554	68758	CHAPEL HILL 0	NC 27516 376312	#314 PH 2 LAKE HOGAN FARM P80/25
9870-02-7069 A0.14	7.109L.227 3777/101	VISSER ROBIN L 628.00	& QUINNGUO REN 06/15/2005	114 NORTH FIELDS CR 67098	67098	CHAPEL HILL 0	NC 27516 329547	#227 PH 6A LAKE HOGAN FARMS P99/00
9860-72-3446 A1.64	7.23A.16B 563/344	VRANA KIM 0.00	& ANAHID 03/07/2008	8217 OLD NC 86 108537	66981	CHAPEL HILL 0	NC 27516 207558	3 REV KIM & A VRANA P103/108
9860-72-7950 A1.40	7.23A.16 563/344	VRANA KIM 0.00	& ANAHID 03/07/2008	8217 OLD NC 86 69689	78525	CHAPEL HILL 0	NC 27516 148214	2 REV KIM & A VRANA P103/108
9870-02-8970 S2832	7.109M.50 4183/350	WALKER JOHN M 790.00	& MICHAELA H 12/19/2006	116 JONES CREEK PL 286260	50995	CHAPEL HILL 0	NC 27516 345934	#305 GLEN RIDGE TWNH P90/10 PH 8 LAKE HOGAN FARMS
9860-81-7894 A0.33	7.109H.363 2547/260	WALLACE MICHAEL J 640.00	& BARBARA A 07/16/2002	100 SHADOW RIDGE PL 324196	80905	CHAPEL HILL 0	NC 27516 414071	#363 PH 3 LAKE HOGAN FARMS P81/141
9860-81-0562 A0.36	7.109H.333 2435/251	WATERS JAMES CREAL 678.00	& LINDSAY S 11/30/2001	107 SHADOW RIDGE PL 415256	89243	CHAPEL HILL 0	NC 27516 504590	#333 PH 3 LAKE HOGAN FARMS P81/141

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9860-81-7849 A0.41	7.109N.5 3544/589	WATSON JAY A 910.00	& LINDA S 08/31/2004	103 WHISPERING OAK CT 462809	93289	CHAPEL HILL 0	NC 27516 505058	#368 PH 10 LAKE HOGAN P92/124
9860-81-3462 A0.30	7.109H.356 3836/380	WEBER HANS 870.00	& KATHERINE 08/12/2005	114 SHADOW RIDGE PL 390302	50938	CHAPEL HILL 0	NC 27516 471240	#356 PH 3 LAKE HOGAN FARMS P81/141
9860-92-0437 A0.14	7.109R.1 4737/223	WEEKLEY HOMES LP 4943.00	05/15/2009	1111 NORTH POST OAK BLVD 0	68864	HOUSTON 0	TX 77055 68864	1 LEGENDS AT LK HOGAN P104/51
9860-92-0527 A0.14	7.109R.3 4737/223	WEEKLEY HOMES LP 0.00	09/19/2009	1111 NORTH POST OAK BLVD 0	68864	HOUSTON 0	TX 77055 68864	3 LEGENDS AT LK HOGAN P104/51
9860-92-0532 A0.14	7.109R.2 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 0	68864	HOUSTON 0	TX 77055 68864	2 LEGENDS AT LK HOGAN P104/51
9860-92-0622 A0.14	7.109R.4 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 0	68864	HOUSTON 0	TX 77055 68864	4 LEGENDS AT LK HOGAN P104/51
9860-92-0627 A0.14	7.109R.5 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 0	68864	HOUSTON 0	TX 77055 68864	5 LEGENDS AT LK HOGAN P104/51
9860-92-0723 A0.19	7.109R.6 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 0	74319	HOUSTON 0	TX 77055 74319	6 LEGENDS AT LK HOGAN P104/51
9860-92-0841 A0.20	7.109R.7 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 0	76192	HOUSTON 0	TX 77055 76192	7 LEGENDS AT LK HOGAN P104/51
9860-92-1572 A0.02	7.109R.66H 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 0	45000	HOUSTON 0	TX 77055 45000	65 REC 1 LEGENDS LK HOGAN P109/77
9860-92-1581 A0.02	7.109R.66G 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 0	45000	HOUSTON 0	TX 77055 45000	64 REC 1 LEGENDS LK HOGAN P109/77
9860-92-1696 A0.37	7.109R.71 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 0	1	HOUSTON 0	TX 77055 1	OPEN SPACE 6 LEGENDS LK HOGAN P104/51
9860-92-2445 A0.42	7.109R.66 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 0	1	HOUSTON 0	TX 77055 1	OPEN SPACE REC 1 LEGENDS LK HOGAN P105/77
9860-92-2501 A0.02	7.109R.66F 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 0	45000	HOUSTON 0	TX 77055 45000	63 REC 1 LEGENDS LK HOGAN P106/77
9860-92-2522 A0.02	7.109R.66E 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 0	45000	HOUSTON 0	TX 77055 45000	62 REC 1 LEGENDS LK HOGAN P106/77
9860-92-2531 A0.02	7.109R.66D 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 0	45000	HOUSTON 0	TX 77055 45000	61 REC 1 LEGENDS LK HOGAN P106/77

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9860-02-2551 A0.02	7.109R.56C 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 45000	0	HOUSTON 0	TX 45000	77055	50 REC 1 LEGENDS LK HOGAN P106/77
9860-02-3488 A0.12	7.109R.49 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 67822	295030	HOUSTON 0	TX 362852	77055	49 LEGENDS AT LK HOGAN P104/51
9860-02-3521 A0.02	7.109R.66B 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 45000	0	HOUSTON 0	TX 45000	77055	58 REC 1 LEGENDS LK HOGAN P106/77
9860-02-3541 A0.02	7.109R.66A 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 45000	0	HOUSTON 0	TX 45000	77055	58 REC 1 LEGENDS LK HOGAN P106/77
9860-02-3742 A0.10	7.109R.12 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 68533	0	HOUSTON 0	TX 68533	77055	12 LEGENDS AT LK HOGAN P104/51
9860-02-5486 A0.12	7.109R.46 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 62002	0	HOUSTON 0	TX 62002	77055	45 LEGENDS AT LK HOGAN P104/52
9860-02-5436 A0.12	7.109R.44 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 62002	0	HOUSTON 0	TX 62002	77055	44 LEGENDS AT LK HOGAN P104/52
9860-02-6488 A0.12	7.109R.43 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 63942	15169	HOUSTON 0	TX 79111	77055	43 LEGENDS AT LK HOGAN P104/52
9860-02-7486 A0.12	7.109R.41 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 67822	320419	HOUSTON 0	TX 389241	77055	41 LEGENDS AT LK HOGAN P104/52
9860-02-7946 A9.51	7.109R.67 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 10	0	HOUSTON 0	TX 10	77055	OPEN SPACE 2 LEGENDS LK HOGAN P104/51-53
9860-02-8468 A0.05	7.109R.70 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 1	0	HOUSTON 0	TX 1	77055	OPEN SPACE 6 LEGENDS LK HOGAN P104/52
9860-02-8586 A3.87	7.109R.72 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 4	0	HOUSTON 0	TX 4	77055	RDS LEGENDS AT LK HOGAN P104/51-53
9860-02-9458 A0.12	7.109R.38 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 67822	0	HOUSTON 0	TX 67822	77055	38 LEGENDS AT LK HOGAN P104/52
9870-02-2574 A0.02	7.109R.59H 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 45000	0	HOUSTON 0	TX 45000	77055	57 REC 4 LEGENDS LK HOGAN P106/79
9870-02-2791 A0.10	7.109R.26 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 68533	0	HOUSTON 0	TX 68533	77055	26 LEGENDS AT LK HOGAN P104/53
9870-02-3427 A1.69	7.109R.69 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 1	0	HOUSTON 0	TX 1	77055	OPEN SPACE REC 4 LEGENDS LK HOGAN P106/78-79

4/16/2010

PIN SIZE	TMBL DEEDREF	OWNER TAXSTAMPS	OWNER2 DATESOLD	ADDRESS LANDVALUE	BLDGVALUE	CITY USEVALUE	STATE VALUATION	ZIP	DESC1 DESC2
9870-02-3504 A0.02	7.109R.69G 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 45000	0	HOUSTON 0	TX 45000	77055	56 REC 4 LEGENDS LK HOGAN P106/79
9870-02-3515 A0.02	7.109R.69F 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 45000	0	HOUSTON 0	TX 45000	77055	55 REC 4 LEGENDS LK HOGAN P106/79
9870-02-3524 A0.02	7.109R.69E 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 45000	0	HOUSTON 0	TX 45000	77055	54 REC 4 LEGENDS LK HOGAN P106/79
9870-02-3574 A0.02	7.109R.68D 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 45000	0	HOUSTON 0	TX 45000	77055	53 REC 4 LEGENDS LK HOGAN P106/79
9870-02-3585 A0.02	7.109R.69C 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 45000	0	HOUSTON 0	TX 45000	77055	52 REC 4 LEGENDS LK HOGAN P106/79
9870-02-3594 A0.02	7.109R.69B 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 45000	0	HOUSTON 0	TX 45000	77055	51 REC 4 LEGENDS LK HOGAN P106/79
9870-02-4514 A0.02	7.109R.69A 4737/223	WEEKLEY HOMES LP 0.00	12/14/2009	1111 NORTH POST OAK BLVD 45000	0	HOUSTON 0	TX 45000	77055	50 REC 4 LEGENDS LK HOGAN P106/79
9870-02-5531 A0.09	7.109R.35 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 68636	0	HOUSTON 0	TX 68636	77055	35 LEGENDS AT LK HOGAN P104/53
9870-02-5535 A0.09	7.109R.34 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 68636	0	HOUSTON 0	TX 68636	77055	34 LEGENDS AT LK HOGAN P104/53
9870-02-5630 A0.10	7.109R.33 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 68533	144302	HOUSTON 0	TX 212835	77055	33 LEGENDS AT LK HOGAN P104/53
9870-02-5646 A0.10	7.109R.32 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 68533	0	HOUSTON 0	TX 68533	77055	32 LEGENDS AT LK HOGAN P104/53
9870-02-5748 A0.14	7.109R.30 4598/143	WEEKLEY HOMES LP 0.00	09/02/2008	1111 NORTH POST OAK BLVD 68864	253246	HOUSTON 0	TX 322110	77055	30 LEGENDS AT LK HOGAN P104/53
9870-02-5798 A0.14	7.109R.31 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 64184	0	HOUSTON 0	TX 64184	77055	31 LEGENDS AT LK HOGAN P104/53
9870-02-6568 A0.57	7.109R.68 4737/223	WEEKLEY HOMES LP 0.00	05/15/2009	1111 NORTH POST OAK BLVD 1	0	HOUSTON 0	TX 1	77055	OPEN SPACE 3 LEGENDS LK HOGAN P104/53
9860-02-9392 A1.08	7.109L.17 2947/74	WEST GARY R 1167.00	03/31/2003	202 LAKE HOGAN FARMS RD 153097	558451	CHAPEL HILL 0	NC 711548	27516	#114 PH 7 LAKE HOGAN FARMS P88/121
9860-02-6663 A0.16	7.109R.17 4694/270	WHITE ANDREW ELIOT 840.00	08/12/2009	300 LEGENDS WAY 71951	308783	CHAPEL HILL 0	NC 380734	27516	17 LEGENDS AT LK HOGAN P104/52

4/10/2010

PIN SIZE	TMBL DEEDREF	OWNER TAXSTAMPS	OWNER2 DATESOLD	ADDRESS LANDVALUE	BLDGVALUE	CITY USEVALUE	STATE VALUATION	ZIP	DESC1 DESC2
9870-02-8528 S2620	7.109M.41 3555/140	WHITE BARBARA L 555.00	05/10/2004	105 JONES CREEK PL 228089	60058	CHAPEL HILL 0	NC 280057	27516	#386 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9860-81-8425 A0.28	7.109G.60 4065/452	WHITE ERIC W 870.00	06/29/2006	& CHARLOTTE A 106 DAIRY COURT 67120	317814	CHAPEL HILL 0	NC 364934	27516	#295 PH 2 LAKE HOGAN FARM P80/26
9870-02-0662 A0.10	7.109R.24 4862/260	WILLIAMS ROBERT S 777.00	11/24/2009	& JESSICA S 214 LEGENDS WAY 68533	273395	CHAPEL HILL 0	NC 341928	27516	24 LEGENDS AT LK HOGAN P104/53
9860-81-9543 A0.24	7.109G.60 3676/212	WILLIAMSON ANDREW R 500.00	02/17/2005	& KRISTEN L 102 DAIRY CT 88395	264978	CHAPEL HILL 0	NC 333374	27516	#295 PH 2 LAKE HOGAN FARM P80/26
9860-73-8794 A2.23	7.23.A.12A 5715/23	WON BUDDHISM OF NORTH 0.00	04/07/2005	8021 OLD NC 86 109010	227897	CHAPEL HILL 0	NC 336907	27516	#4 HEZEKIAH W CARROLL EST P31/17
9870-12-2648 S2658	7.109M.63 4498/100	WOODS ARTHUR H ETAL 0.00	04/07/2008	& ANDREA C 213 TOWN RIDGE LN 60314	331895	CHAPEL HILL 0	NC 392259	27516	#408 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9860-02-5250 A1.08	7.23.A.20 03-E-362	WOODWARD HERMA R 0.00	07/12/2003	8221 OLD NC 86 69626	132676	CHAPEL HILL 0	NC 202562	27514	#7 SNYDER W/S OLD NC 86
9860-81-2787 A0.20	7.109G.76 3270/45	WRIGHT DAVID L 534.00	11/20/2003	& TRACY F 107 HOGAN GLEN CT 70312	330233	CHAPEL HILL 0	NC 400545	27516	#311 PH 2 LAKE HOGAN FARM P80/25
9860-82-4688 A0.12	7.109R.47 4814/295	WU YAN 821.00	08/27/2009	& FENG SONG 309 LEGENDS WAY 67822	317955	CHAPEL HILL 0	NC 385777	27517	47 LEGENDS AT LK HOGAN P104/52
9870-12-1638 S2779	7.109M.59 4615/63	YANDROFSKI DAVID 600.00	10/13/2008	& CAROL 208 TOWN RIDGE LN 59821	247589	CHAPEL HILL 0	NC 307220	27516	#404 GLEN RIDGE TWNH P93/10 PH 8 LAKE HOGAN FARMS
9860-82-3749 A0.16	7.109R.11 4814/317	YANG XIawei 948.00	08/27/2009	& XIAOHU JIANG 806 LONG MEADOWS RD 71851	354661	CHAPEL HILL 0	NC 426612	27517	11 LEGENDS AT LK HOGAN P104/51
9870-02-5085 A0.16	7.109L.255 3270/196	YASHIN ANATOLI I 622.00	11/20/2003	& SVETLANA V OUKR 115 NORTH FIELDS CIR 68730	333653	CHAPEL HILL 0	NC 402383	27516	#255 PH 6A LAKE HOGAN FARMS P88/30
9870-12-5741 A0.07	7.109M.82 4040/418	YOUNG SUSAN E 730.00	05/30/2005	223 TOWNE RIDGE LN 59875	253012	CHAPEL HILL 0	NC 312887	27516	#417 PH 9 GLEN RIDGE TWH4 P94/157
9870-02-3044 A0.16	7.109L.256 4401/153	YU SHAOCAI 0.00	10/30/2007	123 N FIELDS CIRCLE 67656	325486	CHAPEL HILL 0	NC 383142	27516	258 PH 6B LK HOGAN FARMS P92/162
9860-81-9608 A0.36	7.109H.330 1995/285	YUSHEVICZ JEFFREY J 679.00	10/01/1999	& KATHLEEN M 101 SHADOW RIDGE PLACE 85203	376794	CHAPEL HILL 0	NC 461997	27516	#330 PH3 LAKE HOGAN FARMS P83/141
9860-02-5438 A0.12	7.109R.40 4728/212	ZUIKER ERIN 872.00	05/05/2009	& ANTON 235 LEGENDS WAY 87822	344654	CHAPEL HILL 0	NC 412475	27516	40 LEGENDS AT LK HOGAN P104/52

**Section 15-321      Initiation of Amendments**

(a) Whenever a request to amend this chapter is initiated by the Board of Aldermen, the planning board, the board of adjustment, the appearance commission, or the town administration, the town attorney in consultation with the planning staff shall draft an appropriate ordinance and present that ordinance to the Board of Aldermen so that a date for a public hearing may be set.

(b) Any other person may also petition the Board to amend this chapter. The petition shall be filed with the planning department and shall include, among the information deemed relevant by the planning department:

- (1) The name, address, and phone number of the applicant.
- (2) A description of the land affected by the amendment if a change in zoning district classification is proposed.
- (3) Stamped envelopes containing the names and addresses of all those to whom notice of the public hearing must be sent as provided in Section 15-323.
- (4) A description of the proposed map change or a summary of the specific objective of any proposed change in the text of this chapter.
- (5) A concise statement of the reasons why the petitioner believes the proposed amendment would be in the public interest.

(c) Upon receipt of a petition as provided in (b), the planning staff shall either:

- (1) Treat the proposed amendment as one initiated by the town administration and proceed in accordance with subsection (a) if it believes that the proposed amendment has significant merit and would benefit the general public interest; or
- (2) Forward the petition to the Board with or without written comment for a determination of whether an ordinance should be drafted and a public hearing set in accordance with subsection (d).

(d) Upon receipt of a proposed ordinance as provided in subsection (a), the Board may establish a date for a public hearing on it. Upon receipt of a petition for an ordinance amendment as provided in subsection (b), the Board may summarily deny the petition or set a date for a public hearing on the requested amendment and order the attorney, in consultation with the planning staff, to draft an appropriate ordinance.

**Section 15-322      Planning Board and Other Advisory Consideration of Proposed Amendments (AMENDED 10/24/06)**

(a) If the Board sets a date for a public hearing on a proposed amendment, it shall also refer the proposed amendment to the planning board for its consideration and may refer the amendment to the appearance commission if community appearance is involved, and may refer the amendment to the transportation advisory board if the amendment involves community transportation issues. (AMENDED 09/19/95)

(b) The planning board shall advise and comment on whether the proposed amendment is consistent with the Land Use Plan, Thoroughfare Plan, or other applicable plans officially adopted by the Board of Aldermen. The planning board shall provide a written recommendation to the Board of Aldermen that addresses plan consistency and other matters as deemed appropriate by the planning board. If no written report is received from the planning board within 30 days of referral of the amendment to that board, the Board of Aldermen may proceed in its consideration of the amendment without the planning board report. (AMENDED 10/24/06)

(c) A comment by the planning board that a proposed amendment is inconsistent with the Land Use Plan, Thoroughfare Plan or other officially adopted plan shall not preclude consideration or approval of the proposed amendment by the Board of Aldermen, and the Board of Aldermen is not bound by the recommendations of the planning board. (AMENDED 10/24/06)

(d) A member of the planning board and any other advisory committee that provides direct advice to the Board of Aldermen (i.e. it does not report to the planning board) shall not vote on recommendations regarding any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. (AMENDED 10/24/06)

#### **Section 15-325 Ultimate Issue Before Board on Amendments**

In deciding whether to adopt a proposed amendment to this chapter, the central issue before the Board is whether the proposed amendment advances the public health, safety or welfare. All other issues are irrelevant, and all information related to other issues at the public hearing may be declared irrelevant by the mayor and excluded. In particular, when considering proposed minor map amendments:

- (1) Except when the request is to rezone property to a conditional use district or conditional zoning district, the Board shall not consider any representations made by the petitioner that, if the change is granted, the rezoned property will be used for only one of the possible range of uses permitted in the requested classification. Rather, the Board shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification. (AMENDED 05/25/99; 05/27/08)
- (2) The Board shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large.

**Art. IX ZONING DISTRICTS AND ZONING MAP**

within and outside a fully enclosed building. The performance standards for this zone are less restrictive than those in the M-1 district.

(b) There is also established a watershed light industrial (WM-3) zoning district. The purpose of this district is to allow areas within the University Lake Watershed that have been zoned M-1 prior to the effective date of this subdivision to continue to be used and developed for light industrial and related purposes, subject to certain restrictions designed to protect the watershed. Consistent with the purpose of this zone, this district shall be confined to that area zoned M-1 on the effective date of this subsection; this area shall not be expanded and no new WM-3 areas shall be designated. (AMENDED 12/7/83)

(c) There is also established a Planned Industrial Development (PID) zoning district. The purpose of this district is to provide for the possibility of well planned and tightly controlled industrial development in areas that are suitable for such development but that are not deemed appropriate for M-1 or M-2 zoning because of the less restricted types of development that may occur in such zones. (AMENDED 6/22/82; 12/7/83)

- (1) No area less than twenty contiguous acres may be zoned as a Planned Industrial Development district, and then only upon a request submitted by or on behalf of the owner or owners of all the property intended to be covered by such zone.
- (2) As indicated in the Table of Permissible Uses (Section 15-146) a planned industrial development (use classification 30.000) is the only permissible use in a PID zone.
- (3) Subject to subdivision (2) of this subsection, and consistent with the restrictions contained in the definition of a planned industrial development [see Subdivision 15-15(60)], land within a PID zone may be used in a manner that would be permissible if the land were zoned M-1, except that (i) the only permissible uses are those described in the 2.130 and 4.100 classifications and (ii) the performance standards (Article XI, Part I) applicable to 4.100 uses in business zones shall govern uses in a planned industrial development.

**Section 15-138 Public Facilities District Established.**

There is hereby created a Public Facilities (P-F) zoning district. Within this district, those uses indicated as permissible in the Table of Permissible Uses may be developed, but only if such developments are owned and operated by the United States, the State of North Carolina, Orange County, the Town of Carrboro, or any agency, department, or subdivision of the foregoing governments.

**Section 15-139 Planned Unit Development District Established.**



*Art. IX ZONING DISTRICTS AND ZONING MAP*

(a) There are hereby established sixty different Planned Unit Development (PUD) zoning districts as described in this section. Each PUD zoning district is designed to combine the characteristics of at least two and possibly three zoning districts. (AMENDED 2/24/87)

- (1) One element of each PUD district shall be the residential element. Here there are six possibilities, each one corresponding to one of the following residential districts identified in Section 15-135: R-20, R-15, R-10, R-7.5, R-3, or R- S.I.R. Within that portion of the PUD zone that is developed for purposes permissible in a residential district, all development must be in accordance with the regulations applicable to the residential zoning district to which the particular PUD zoning district corresponds.
- (2) A second element of each PUD district shall be the commercial element. Here there are five possibilities, each one corresponding to either the B-1(g), B-2, B-3, O, or O/A zoning districts established by Section 15-136. Within that portion of a PUD district that is developed for purposes permissible in a commercial district, all development must be in accordance with the regulations applicable to the commercial district to which the PUD district corresponds. (AMENDED 02/04/97)
- (3) A manufacturing/processing element may be a third element of any PUD district. Here there are two alternatives. The first is that uses permitted within the M-1 district would be permitted within the PUD district. The second alternative is that uses permitted only within the M-1 or M-2 zoning districts would not be permitted. If an M-1 element is included, then within that portion of the PUD district that is developed for purposes permissible in an M-1 district, all development must be in accordance with the regulations applicable to the M-1 district.

The sixty different PUD zoning districts are derived from the various combinations of possible alternatives within each of the three elements -- residential, commercial, manufacturing/processing. For example, there is an R-20/B-1(g)/M-1 district, an R-20/B-2/M-1 district, an R-20/B-2 district, an R-15/B-1(g)/M-1 district, etc. (AMENDED 02/04/97)

(b) No area of less than twenty-five contiguous acres may be zoned as a Planned Unit Development district, and then only upon the request of the owner or owners of all of the property intended to be covered by such zone.

(c) As indicated in the Table of Permissible Uses (Section 15-146), a planned unit development (use classification 28.000) is the only permissible use in a PUD zone, and planned unit developments are permissible only in such zones.

**Section 15-140 Residential High Density and Commercial Overlay District.**  
(AMENDED 2/4/86)



Art. IX ZONING DISTRICTS AND ZONING MAP

- (3) **B-2 FRINGE COMMERCIAL.** This district is a transitional district which is designed to accommodate commercial uses in areas that formerly were residential but that now may be more desirable for commercial activities due to high traffic volumes and proximity to other nonresidential districts. At the same time, continued residential use of existing and nearby structures, and preservation of the existing character and appearance of this area is encouraged. Accordingly, however, whenever the use of the land in this district is changed to commercial, it is intended and desired that existing residential structures be converted and adapted to commercial use rather than new buildings constructed, and to encourage this, the regulations for this district allow development at a lower density than is permitted in the B-1 districts and permit uses that tend to generate minimal traffic. In this way, the B-2 district should provide a smoother transition from the more intensively developed B-1 areas to residential areas. Any development within the B-2 district shall comply with the following requirements: (AMENDED 09/06/88; 06/20/06).
- a. To the extent practicable, development shall otherwise retain, preserve and be compatible with the residential character of the older homes within and immediately adjacent to this district;
  - b. To the extent practicable, vehicle accommodation areas associated with uses on lots in this district shall be located in the rear of buildings so that parking areas are not readily visible from the streets; and
- (4) **B-3 NEIGHBORHOOD BUSINESS.** This district is designed to accommodate commercial needs arising at the neighborhood level, such as grocery stores, branch banks, gas sales, and the like, as well as other commercial and office uses that are of such size and scale that they can compatibly coexist with adjoining residential neighborhoods. To insure compatibility between B-3 areas and the neighborhoods, no B-3 district shall be greater than five acres, and no areas shall be zoned B-3 if any portion of a pre-existing business district lies within one-half mile in any direction. (AMENDED 3/7/2006)
- (5) **B-4 OUTLYING CONCENTRATED BUSINESS.** This zone is designed to accommodate a variety of commercial enterprises that provide goods and services to a larger market area than those businesses permitted in the neighborhood business district. Development regulations also permit higher buildings and increased density over that allowed in the B-3 zone. This zone is intended to create an attractive, concentrated business district in areas that are outside the town's central business district but that are served by the town's major thoroughfares. Examples of permitted uses include shopping centers, professional offices and motels. Uses that are not permitted include outside storage and drive-in theaters.
- (6) **B-5 WATERSHED COMMERCIAL.** This district is designed to accommodate commercial uses within the University Lake Watershed area without adversely affecting the community water supply.

Art. X PERMISSIBLE USES (con't)

**Section 15-155 Planned Unit Developments.**

(a) In a planned unit development the developer may make use of the land for any purpose authorized in the particular PUD zoning district in which the land is located, subject to the provisions of this chapter. Section 15-139 describes the various types of PUD zoning districts.

(b) Within any lot developed as a planned unit development, not more than ten percent of the total lot area may be developed for purposes that are permissible only in a B-1(g), B-2, or B-3 zoning district (whichever corresponds to the PUD zoning district in question), and not more than five percent of the total lot area may be developed for uses permissible only in the M-1 zoning district (assuming the PUD zoning district allows such uses at all).

(c) The plans for the proposed planned unit development shall indicate the particular portions of the lot that the developer intends to develop for purposes permissible in a residential district (as applicable), purposes permissible in a business district (as applicable), and purposes permissible only in an M-1 district (as applicable). For purposes of determining the substantive regulations that apply to the planned unit development, each portion of the lot so designated shall then be treated as if it were a separate district, zoned to permit, respectively, residential, business or M-1 uses. However, only one permit--a planned unit development permit--shall be issued for the entire development.

(d) The nonresidential portions of any planned unit development may not be occupied until all of the residential portions of the development are completed or their completion is assured by any of the mechanisms provided in Article IV to guarantee completion. The purpose and intent of this provision is to ensure that the planned unit development procedure is not used, intentionally or unintentionally, to create nonresidential uses in areas generally zoned for residential uses except as part of an integrated and well-planned, primarily residential, development.

**Section 15-156 More Specific Use Controls.**

Whenever a development could fall within more than one use classification in the Table of Permissible Uses (Section 15-146), the classification that most closely and most specifically describes the development controls. For example, a small doctor's office or clinic clearly falls within the 3.110 classification (office and service operations conducted entirely indoors and designed to attract customers or clients to the premises). However, classification 3.130 "Physicians and dentists offices and clinics occupying not more than 10,000 square feet of gross floor area" more specifically covers this use and therefore is controlling.

**Section 15-157 Residential Uses in Conservation Districts.**

The Table of Permissible uses indicates that single family residences are permissible in the conservation district. However, this shall be true only if and to the extent a residence is used in conjunction with another permitted use, e.g., a caretaker's house. (AMENDED 12/7/83)

### **Sustainable Development**

The concept of sustainable development borrows from the ecological idea of “carrying capacities.” In the field of ecology, a carrying capacity is defined as the amount of disruption an ecological system is able to sustain while continuing to function as a system. Ecological systems are able to absorb certain levels of impacts without breaking down; however, when the system’s carrying capacity is reached and exceeded, the system will begin to deteriorate.

Advocates of sustainable development argue that current patterns and forms of development are not environmentally sustainable in the long run because they are based on unsustainable patterns of activity. One example of this is the residential commuter suburb, which is based on the use of the single-occupant automobile. In these types of developments, cars are needed for nearly all transportation needs because workplaces, stores, and even schools are not within walking or bicycling distance and transit cannot effectively function in such low density areas. Automobiles depend on the continued operation of a highly complex, limited-supply, environmentally-damaging petroleum extraction and refining system. Because of this, these types of communities are not as sustainable as types of development which are less dependent on the single-occupancy automobile.

Sustainable development advocates support a variety of measures, such as the use of alternative energy systems, energy efficient building designs, and pedestrian-oriented communities, to further the long-term sustainability of human development. Carrboro should encourage the consideration of long-term sustainability issues in assessing the forms and locations for development in the study area.

### **GOALS AND OBJECTIVES – CARRBORO’S NORTHERN STUDY AREA**

Based on the principles and concepts described above, goals and objectives formulated by the Small Area Work Group and the Facilitated Conference link each of the Work Group’s nine goals (given to them by the Board of Aldermen) to methods for attaining those goals.

#### **GOAL 1. PATTERNS OF GROWTH WHICH MINIMIZE NEGATIVE IMPACTS AND MAXIMIZE POSITIVE IMPACTS ON THE COMMUNITY.**

##### **OBJECTIVES:**

- 1.A. Require neighborhood residential development which is clustered.
- 1.B. Encourage the concept of a “floating zone” for future residential village developments in the Transition Area.
- 1.C. Endorse the concept of a “Floating Zone” for mixed-use villages with very modest retail components at appropriate locations in the Study Area.
- 1.D. Continue policy of providing Town services to newly developed areas concurrent with the attainment of minimum service level standards.
- 1.E. Pursue objectives listed under transportation, service provision, and environmental quality goals listed below.
- 1.F. Provide for modest community-scale commercial and office uses in mixed-use areas.
- 1.G. Encourage appropriately-scaled economic development in mixed-use areas with very modest retail components at appropriate locations.

- 1.H. Prohibit land uses and activities which would use large quantities of water; include stringent performance standards.

**GOAL 2. PATTERNS OF GROWTH WHICH ALLOW FOR THE EFFICIENT PROVISION OF TOWN SERVICES.**

**OBJECTIVES:**

- 2.A. Restructure impact fees to reflect true current and future costs of new development to the community, with the exception of assessing impact fees which conflict with Goal 4.
- 2.B. Investigate and implement various mechanisms for the acquisition of land for the purposes of providing open space, creating trail and bikeway linkages, and preserving environmentally sensitive areas.
- 2.C. Encourage development in patterns described under Goal 1.
- 2.D. Begin the process of land acquisition for a fire substation, a public works service center, and other needed public facilities in the Study Area.

**GOAL 3. CONSERVATION OF NATURAL AND ENVIRONMENTALLY SENSITIVE AREAS, AND THE PROTECTION OF ENVIRONMENTAL QUALITY.**

**OBJECTIVES:**

- 3.A. Use conservation overlay zone standards to determine appropriate streamway buffer widths for new development.
- 3.B. Prohibit development of natural and environmentally sensitive areas through the creation of a resource conservation district or open space conservation district.
- 3.C. Identify strategies for various types of acquisition or dedication that would protect important natural areas, including Bolin Creek.
- 3.D. Mitigate potential impacts of development on streams and creeks. (e.g. erosion, sedimentation, pollution)
- 3.E. Identify Primary Conservation Areas (wetlands, floodplains, & Slopes >25 percent) and Secondary Conservation Areas (mature deciduous woodland, prime farmland in fields, meadows, pastures, wildlife habitats/travel corridors, historic/cultural features, scenic viewsheds from public roads across existing fields/meadows/pastures, etc.).

**GOAL 4. A VARIETY OF HOUSING TYPES AND PRICE LEVELS.**

**OBJECTIVES:**

- 4.A. Explore options for establishing a legal basis for inclusionary zoning.
- 4.B. Provide strong incentives for new development to dedicate a proportion of new housing units to renters or prospective home buyers in specified income levels.
- 4.C. Explore community land trust options for the provision of affordable housing.
- 4.D. Promote village development patterns as described under Goal 1.
- 4.E. Increase density incentives not only to reduce land cost per dwelling but also to offset additional cost of designing, building, and landscaping new affordable housing so that it looks like a market-rate product rather than a government project. Such housing should be integrated physically into new subdivisions through design standards for building design and for neighborhood layout.

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**GOAL 5. A VARIETY OF TRANSPORTATION ROUTES, WHICH ALLOW FOR BUS, AUTOMOBILE, BICYCLE, AND PEDESTRIAN MODES OF TRANSPORTATION.**

**OBJECTIVES:**

- 5.A. Plan for the extension of east/west and north/south connector roads without creating undue disturbance to existing residents or areas of high resource value.
- 5.B. Extend the Tripp Farm Road, Pathway Drive, Cates Farm, and East/West Connectors as recommended in the Connector Roads Plan for the Northern Area.
- 5.C. Implement the Carrboro Bikeways Plan.
- 5.D. Follow required sidewalk policy in Land Use Ordinance.
- 5.E. Coordinate transportation planning for the Study Area with Chapel Hill.
- 5.F. Promote coordination between developers for the planning of bicycle, pedestrian, transit, and automobile transportation routes.
- 5.G. Coordinate transportation corridor (rail) planning with Chapel Hill, if commuter rail service is planned for the area.
- 5.H. Incorporate transportation concepts which would support mixed-use development.
- 5.I. Require developers to follow the Connector Roads Plan.
- 5.J. Provide strong incentives for the creation of multi-modal transportation facilities.
- 5.K. Support the creation of mass transit connections to the Research Triangle Park via Interstate 40, along with the provision of a new park-and-ride facility on Eubanks Road or the enhancement of the existing facility.
- 5.L. Re-examine the policy to extend Eubanks Road as a vehicular thoroughfare. Note that this extension might be more appropriate as a rustic trail.
- 5.M. Street connections between Lake Hogan Farm & the High School should not be through existing subdivisions because an alternative route is feasible, linking Lake Hogan Farm with Homestead Road across several largely undeveloped properties on a northwestern/southeastern axis. Bike route connections using existing neighborhood streets are recommended in this area. The Town should proactively contact the owners of properties needed for the above mentioned alternative street connection to explore the possibility of pre-planning such a route, possibly utilizing the approach known as the "landowner compact."
- 5.N. For road widening projects encourage the shifting of rights-of-way to save distinctive features of the landscape (such as a line of shade trees) wherever feasible.

**GOAL 6. ADEQUATE PROVISION OF PUBLICLY ACCESSIBLE PARKS AND RECREATION FACILITIES.**

**OBJECTIVES:**

- 6.A. Follow recommendations of Carrboro's Recreation and Parks Comprehensive Master Plan.
- 6.B. Provide or increase incentives for developers to dedicate land or facilities for public park and recreational use.
- 6.C. Provide for neighborhood-scale community centers
- 6.D. Completing the loop - Subject to the purchase of park land by the Town, extend the proposed greenway trail link westwards from the North Community Park generally along the line currently shown in the Draft Plan as a Eubanks Road extension and then southerly to connect ultimately with a tributary of Bolin Creek. This trail and others

- closer to population centers in Carrboro should be considered for accessibility by the physically handicapped.
- 6.E. CONNECT HOMESTEAD ROAD AT LAKE HOGAN FARMS WITH THE BOLIN CREEK GREENWAY: Implement this connection along a drainage channel or stream bed running through several existing subdivisions, as a long term goal.
  - 6.F. SUBSIDIARY GREENWAY TRAILS: Require developers of new subdivisions to lay out and construct neighborhood trails through their new developments in such a way that they will connect with and extend the Town's more formal greenway network.
  - 6.G. HORACE WILLIAMS TRACT: The Town should aim for more than a small 10-acre park on this large tract by proactively encouraging the owner to think more creatively and to plan to accommodate all the permitted density to be situated east of the creek, where the land is actually much more suitable for development. A defacto density bonus could be offered by agreeing to calculate the density to be transferred from west of the creek to the eastern area on the basis of gross acreage on the western bank, rather than on net developable land. (A realistically drawn "Yield Plan" for the western area would probably show that its actual developability is constrained by the numerous drainage ways that dissect it.)
  - 6.H. EXPERIMENTAL TRAILS: New trails should be designated as "experimental" with a defined period for evaluation and abandonment, in situations where abutters register concern about litter, vandalism and privacy loss.

**GOAL 7. CONTINUATION OF CARRBORO'S SMALL-TOWN CHARACTER AND PRESERVATION OF ITS EXISTING NEIGHBORHOODS.**

**OBJECTIVES:**

- 7.A. Limit potential traffic, noise, lighting, and aesthetic impacts of new development on existing neighborhoods.
- 7.B. Through the encouragement of cluster development and village-scale development, foster the creation of new pedestrian-scaled neighborhoods to enhance the variety and character of Carrboro's neighborhoods.

**GOAL 8. A PEDESTRIAN-SCALE COMMUNITY.**

**OBJECTIVES:**

- 8.A. Require cluster and traditional-style village development.
- 8.B. Provide for adequate commercial space such that citizens are able to conduct commercial transactions within walking distance of their homes.
- 8.C. Provide adequate walkways, sidewalks, and pedestrian networks to enable people to walk to nearby residences, parks, schools, and neighborhood commercial centers.

**GOAL 9. CONTINUATION OF THE CHARACTER AND NATURAL BEAUTY OF THE STUDY AREA.**

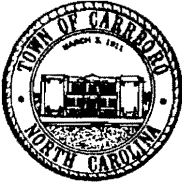
**OBJECTIVES:**

- 9.A. Implement objectives identified under Goal 3.
- 9.B. Preserve important vistas in the Study Area.
- 9.C. Implement town-wide design guidelines to ensure that new development does not degrade the aesthetic character of the Study Area.

**GOAL 10. ENCOURAGE ACTIVE FARMLAND PRESERVATION.**

**OBJECTIVES:**

- 10.A. COUNTY COORDINATION: Work with the County to encourage the preservation of active farmland, and to limit the conversion of farmland to developed uses outside the Study Area, as a trade-off for accommodating new development within the Study Area.
- 10.B. ENCOURAGE "METRO-FARMING": Encourage the conservation of active farmland within new conservation subdivisions and elsewhere in the Study Area, with emphasis on nontraditional crops or uses (high-value vegetables, pick-your-own berries, apples) and community-supported agriculture (community gardening, wholesale nurseries, commercial stables, etc.). Metro-farming should be promoted by a special committee that would look into ways to make Use Value Assessments more common and frequently applied.
- 10.C. ENCOURAGE "LANDOWNER COMPACTS": Actively promote the concept of two or more adjoining landowners combining their properties to increase the possibility of significant conservation set aside on one parcel by shifting part or all the density to the other parcel(s), with pro-rata sharing of proceeds by the various participating landowners.
- 10.D. EXPLORE THE ROLE OF PDR'S: Recognizing the limited availability of public and private funds with which to purchase development rights from farmers, and also the relatively high cost of such purchases where farmland is zoned for densities of one or more dwelling unit(s) per acre, the Town should nevertheless explore this option as one additional way of preserving all or part of a farm within the Study Area.
- 10.E. PROPERTY TAX ASSESSMENTS: Residents who actively engage in the commercial production of livestock, crops, trees, or fruits/vegetables and are concerned that their local property taxes might rise significantly due to surrounding development activity, should consider contacting the Orange County Tax Assessor's Office to see if they can qualify for a tax value based on current use as agriculture, horticulture, or forestlands and not on the potential value according to current zoning. Property owners may also wish to consider reducing the potential use value of their property by perpetually dedicating portions or all of their property as conservation or open space easements.



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

THURSDAY, SEPTEMBER 2, 2010

**Land Use Ordinance Map Amendment –  
 Rezoning 25.79 Acres of the Property Known as 8110 Old NC 86 From  
 R-R and R-20 to R-10/B-3 Planned Unit Development**

Motion was made by Robert Williams and seconded by Richard Jaimeyfield that the Planning Board recommends that the Board of Aldermen approve the draft ordinance amending the zoning classification for approximately 25.79 acres of the property known as 8110 Old NC 86 (TMBL 7.93.C.31) from R-R and R-20 (Residential, 43,560 and 20,000 square feet per dwelling unit, respectively) to R-10/B-3 Planned Unit Development (Residential, 10,000 square feet per dwelling unit and B-3, Neighborhood Commercial Planned Unit Development).

VOTE: AYES: (6) Barton, Clinton, Jaimeyfield, Poulton, Seils, Williams; NOES: (2) Oxley, Shoup  
 ABSENT/EXCUSED: (2) Fritz, Wagner; ABSTENTIONS: (0)

Associated Findings

By a unanimous show of hands, the Planning Board membership also indicated that no members have any financial interests that would pose a conflict of interest to the Board's action on this amendment.

Furthermore, the Planning Board of the Town of Carrboro finds that the amendment is reasonable and in the public interest because it is consistent with the Facilitated Small Area Plan for Carrboro's Northern Study Area, particularly Goal 1 (related to clustered, neighborhood residential development and the provision of modest community-scale commercial and office uses in mixed-use areas) and Goals 7 and 8 (related to a pedestrian-scale community); and with Carrboro Vision 2020 section 2.51 (related to implementation of the Small Area Plan) and section 3.0 (related to additional commercial development).

Motion in support of this finding was made by David Clinton and seconded by Susan Poulton.

VOTE: AYES: (6) Barton, Clinton, Jaimeyfield, Poulton, Seils, Williams; NOES: (2) Oxley, Shoup  
 ABSENT/EXCUSED: (2) Fritz, Wagner; ABSTENTIONS: (0)

  
 Damon Seils, Chair 9/3/10





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

THURSDAY, SEPTEMBER 2, 2010

**Additional Recommendation on Commercial Development at  
8110 Old NC 86**

Motion was made by Matthew Barton and seconded by David Clinton that the Planning Board expresses to both the developer and the Board of Aldermen that the Planning Board would support the concept of allowing a gathering place, such as a café or similar use, on the subject property.

VOTE: AYES: (7) Barton, Clinton, Jaimeyfield, Oxley, Poulton, Seils, Williams; NOES: (1) Shoup  
ABSENT/EXCUSED: (2) Fritz, Wagner; ABSTENTIONS: (0)

  
Damon Seils, Chair 9/3/10

# NORTHERN TRANSITION AREA ADVISORY COMMITTEE

Meeting: Monday, September 20, 2010  
Carrboro Town Hall, Room 110

## JOINT REVIEW RECOMMENDATIONS BALLENTINE PUD REZONING REQUEST

MOTION OF THE NORTHERN TRANSITION AREA ADVISORY COMMITTEE REGARDING THE PROPOSED (MOTION: DECKER; SECOND: MOORE, ALL IN FAVOR: UNANIMOUS).

*The NTAAC generally support the village center idea as expressed in the Facilitated Small Area Plan, however, The NTAAC moves to recommend that the BOA not approve the rezoning request for the following reasons:*

1. *Because the rezoning is not a conditional use district rezoning with a site plan, the town will not know what it is actually getting. The only thing known is that the site density could potentially double which could bring significant unexamined traffic increases especially given the commercial component coupled with the park entrance along old 86. Therefore the rezoning does not improve the health, welfare, or safety of the community as required by the LUO.*
2. *Furthermore, without a site plan the actual best zone for an unknown proposed future site plan cannot be determined. Again, given the lack of benefit and the potential safety and health issues of increased density without a specific plan we recommend that the BOA not approve the rezoning.*



Jeff Kleaveland for NTAAC chair, Jay Bryan

**RECOMMENDATION**

Wednesday, September 8, 2010

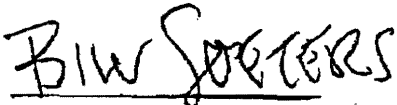
Land Use Ordinance Map Amendment-

Rezoning 25.79 Acres of the Property Known as Old NC 86 From

R-R and R-20 to R-10/B-3 Planned Unit Development

The ESC received a presentation from Patricia McGuire the Planning Administrator on the request from the developer to approve the draft ordinance amending the zoning classification for approximately 25.79 acres of the property known as 8110 Old NC 86 (TMBL 7.93.C.31) from R-R and R-20 ( residential, 43,560 and 20,000 square feet per dwelling unit, respectfully) to R-10/B3 Planned Unit Development ( residential, 10,000 square feet per dwelling unit and B-3, Neighborhood Commercial Planned Unit Development).

The members present, Bill Soeters (Chair), Gary Kramling, and Jefferson Parker agreed to support the request and that the recommendation be sent to the absent members for comment prior to sending the recommendation to the Board of Aldermen. No absent members responded to the recommendation negatively there therefore the recommendations is to support the request for rezoning by the applicant. In addition, it is recommended that the developer and the Board consider adding a commercial component consistent with the neighborhood setting, to include a gathering place, such as a café or similar use on the property.



Bill Soeters, Chair ESC

9.21.2010