

LAND USE PLAN AMENDMENT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
email planning@townofchapelhill.org
www.townofchapelhill.org

Parcel Identifier Number(s) (PINs): 9890-06-5926, 9890-16-0437, 9890-06-6312, 9890-06-3350, 9890-06-0413

Date: 04 Feb 20

Section A: Property Information

Property Address(es): 7516 Sunrise Road Zip Code: 27514

Existing Land Use Category: Low Residential (1-4 units/ac) Proposed Land Use Category: Medium Residential (4-8 units/ac)

Associated with Zoning Atlas Amendment? Yes No Total acres within lot boundaries: 32.65 acres*

*Includes north 1/2 of Ginger Rd. r/w adjacent to PIN # 9890-06-0413, 9890-06-3350, 9890-06-6312, 9890-16-0437

Section B: Applicant, Owner, and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Ballentine Associates, Attn: George Retschle

Address: 221 Providence Road

City: Chapel Hill State: NC Zip Code: 27514

Phone: (919) 929-0481 x 101 Email: georger@bapa.eng.pro

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied within this application is true and accurate.

Signature:  Date: 04 Feb 20

Owner/Contract Purchaser Information:

Owner

Contract Purchaser

Name: Habitat For Humanity of Orange County, NC

Address: 88 Vilcom Center Drive | Suite L110

City: Chapel Hill State: NC Zip Code: 27514

Phone: (919) 932-7077 x 215 Email: jplayer@orangehabitat.org

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied within this application is true and accurate.

Signature:  Date: 04 Feb 20



LAND USE PLAN AMENDMENT APPLICATION SUBMITTAL REQUIREMENTS

TOWN OF CHAPEL HILL
Planning Department

The following items must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at planning@townofchapelhill.org.

X	Application fee (refer to fee schedule)	Amount Paid \$	TBD
X	Pre-Application Meeting – with appropriate staff	Meeting Date:	23 Jul 19
X	Digital Files – provide digital files of all plans and documents		
X	Mailing list of owners of property within 1,000 foot perimeter of subject property (see GIS notification tool)		
X	Notification Postcard fee for above mailing list (refer to fee schedule)	Amount Paid \$	TBD
X	Statement of Justification		
X	Digital photos of site and surrounding properties		
X	Site Map depicting the property to be amended (digital file only, no hard copy required)		
X	Area Map (digital file only, no hard copy required)		

Statement of Justification

The Chapel Hill 2020 Land Use Plan is an instrument for implementing the land use goals and objectives of Chapel Hill 2020. The Plan reflects substantial public input and general agreement among various stakeholder groups. It is therefore only intended to be modified under limited circumstances.

The Statement of Justification for the Land Use Plan Amendment should explain how the proposed amendment meets the following criteria:

- a) Consistent with the goals and policies of Chapel Hill 2020, including plans adopted as additions
- b) Responds to significantly changed conditions since the last time the Land Use Plan was amended. Significantly changed conditions may refer to revisions to an adopted policy, unanticipated consequences of an adopted policy, site conditions, and/or development patterns
- c) Enhances the public health, safety, and welfare of the town
- d) Compatible with the land use of adjacent properties and with surrounding development patterns (existing or envisioned by adopted plans)

Include supporting information such as:

- Specifically cited goals of Chapel Hill 2020 and other plans adopted as additions
- Infrastructure projects, transportation projects, and development proposals in the surrounding area
- Surrounding land use patterns
- Physical characteristics of the property

If the applicant is proposing a development project for the property to be amended, please note that specific elements of the proposed development will not be considered as part of the justification. The change of Land Use Category in and of itself should meet the criteria listed above.

Please consistently identify Land Use Categories as stated on the Chapel Hill 2020 Land Use Plan.

Site Map Requirements

Map should be legible and clearly drawn. Map should include the following:

- a) Site name, PIN, and address
- b) Applicant and contact information
- c) Legend, north arrow, and engineering scale denoted graphically and numerically
- d) Boundaries of Land Use Categories applied by the Land Use Plan to subject property and surrounding properties
- e) Significant buildings and landmarks
- f) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, and street names
- g) Significant land features including vegetation, slopes, streams, water features, drainage features, floodways, and floodplain
- h) Existing easement boundaries for access, water, sewer, electrical, and drainage

Area Map

Map should be legible and clearly drawn. Map should include the following:

- a) Subject property location
- b) Applicant and contact information
- c) Legend, north arrow, and engineering scale denoted graphically and numerically
- d) Significant buildings and landmarks
- e) Existing roads (public & private), rights-of-way, and street names
- f) Planned transportation and infrastructure projects
- g) Protected open space, parks, and greenways (existing or planned)
- h) Corporate limit lines
- i) 1,000 foot notification boundary
- j) For all properties within notification boundary:
Property lines, Land Use Category boundaries, project names (where known), and existing land uses

Statement of Justification Land Use Plan Modification

CRITERIA FOR MODIFICATION OF THE LAND USE PLAN

CRITERION #1: Consistent with the goals and policies of Chapel Hill 2020, including plans adopted as additions:

Below is a brief outline describing ways in which this Land Use Plan Amendment is consistent with the goals and policies of Chapel Hill 2020:

A Place for Everyone

Providing affordable housing is at the root of this theme of the Comprehensive Plan and medium density residential development is required in order to provide a significant amount of affordable housing in this area.

Community Prosperity and Engagement

Medium density development in this area will create several permanent jobs and will ultimately result in new residential dwelling units for people who will patronize local businesses.

CRITERION #2: Responds to significantly changed conditions since the last time the Land Use Plan was amended. Significantly changed conditions may refer to revisions to an adopted policy, unanticipated consequences of an adopted policy, site conditions, and/or development patterns.

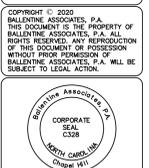
Land available for quality medium density residential development is in short supply throughout Town as a result of the establishment of the Urban Services Boundary, which was intended to prohibit urban sprawl. The area included in this proposed Land Use Plan Modification is a very good location for a well-designed medium density residential project, as it has adequate adjacent infrastructure and natural features that would enhance the quality of the development and provide natural buffers.

CRITERION #3: Enhances the public health, safety, and welfare of the town.

Any development that would occur in this area would be required to meet all applicable federal, state, and local regulations and would be operated so as to enhance the public health, safety, and welfare of the town.

CRITERION #4: Compatible with the land use of adjacent properties and with surrounding development patterns (existing or envisioned by adopted plans).

The current Land Use Map designates the area across Sunrise Road from this property as medium density residential. This designation extends from Weaver Dairy Road to I-40 and includes the Carol Woods Community, which is directly across Sunrise Rd. from the area included in this proposed Land Use Map Modification. The areas south and east of the area requested for modification are designated as low density residential and include the Chandler's Green Subdivision. The medium density residential designation requested for the subject area is compatible with the land uses of adjacent properties.



SITE PARCEL DATA

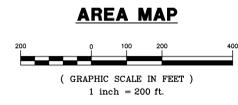
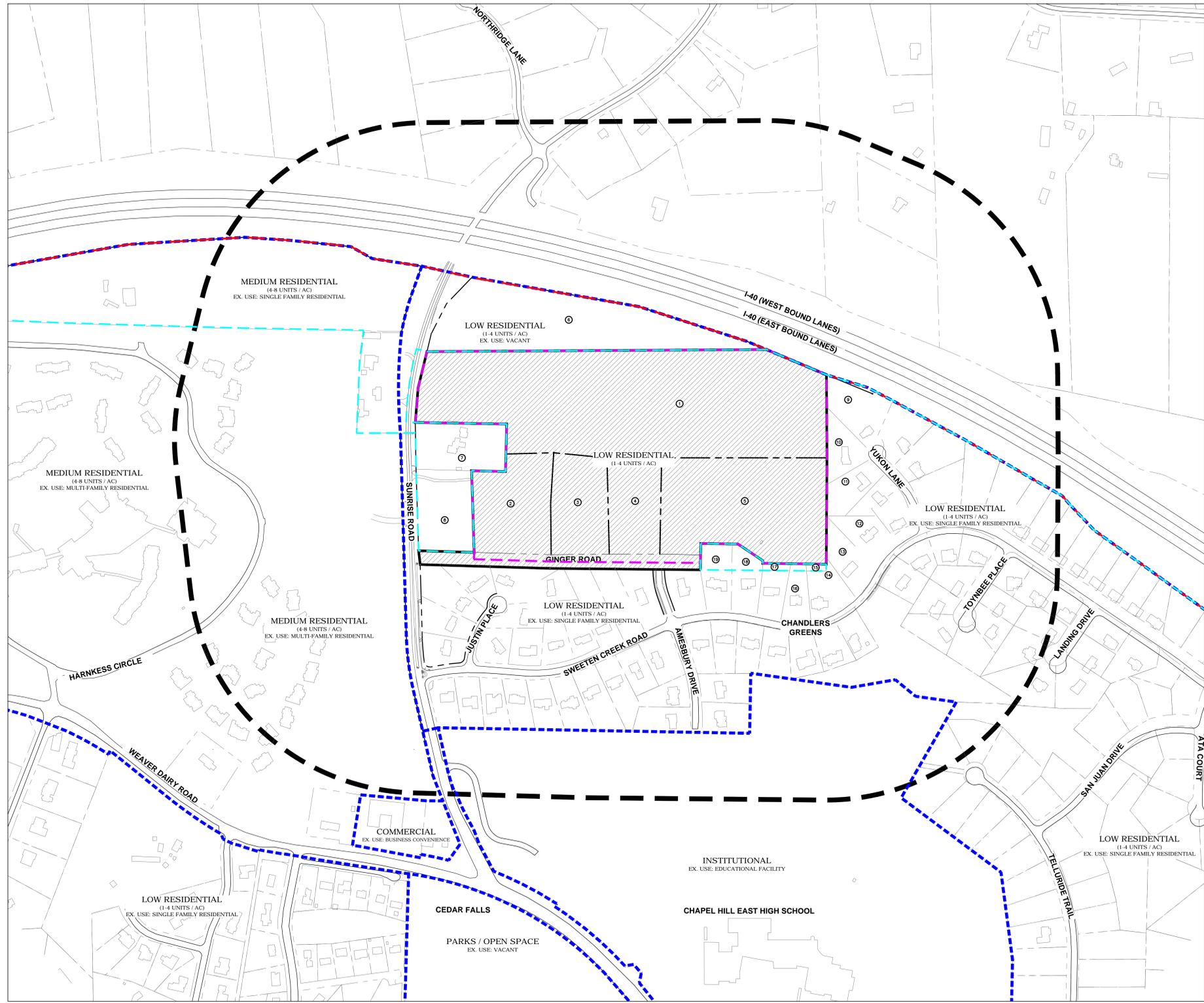
LABEL #	OWNER	PIN #	ZONING	DB./PG.	PARCEL ACREAGE	CURRENT LAND USE
1	HABITAT FOR HUMANITY ORANGE COUNTY NC INC	9890-06-5926	R-2	2907/149	17.18	VACANT
2	HABITAT FOR HUMANITY ORANGE COUNTY NC INC	9890-06-0413	R-2	5493/45	3.16	SINGLE-FAMILY
3	HABITAT FOR HUMANITY ORANGE COUNTY NC INC	9890-06-3350	R-2	4081/332	2.43	SINGLE-FAMILY
4	HABITAT FOR HUMANITY ORANGE COUNTY NC INC	9890-06-6312	R-2	6564/388	2.19	SINGLE-FAMILY
5	DONALD & BARBARA LEVINE	9890-16-0437	R-2	1149/339	7.01	AGRICULTURE

ADJOINER PARCEL DATA

LABEL #	OWNER	PIN #	ZONING	CURRENT LAND USE
6	SRIPRIYA SRIDHAR CHITHAMMOOR	9890-06-6962	R-2	VACANT
7	RICHARD W HENRY	9890-96-9715	R-2	SINGLE-FAMILY
8	CHAPEL HILL RESIDENTIAL RETIREMENT CENTER INC	9890-96-7441	R-2	VACANT
9	LOUIS S JOSSELYN III & PATRICIA S JOSSELYN	9890-16-5774	R-2	SINGLE-FAMILY
10	MARC B LANGE & DINA B EISINGER	9890-16-4588	R-2	SINGLE-FAMILY
11	MICHAEL A SCHAAL & ANN J SCHAAL	9890-16-5423	R-2	SINGLE-FAMILY
12	NOEL IVEY	9890-16-5188	R-1	SINGLE-FAMILY
13	HEINE R PHILLIPS & HOLLY J COWARD	9890-16-4099	R-1	SINGLE-FAMILY
14	PATRICK C SMYTHE & NANCY SMYTHE	9890-16-5233	R-1	SINGLE-FAMILY
15	GARY J SCALF & PATRICIA L SCALF	9890-16-4381	R-1	VACANT
16	DAVID M KLECKNER & MICHELE C KLECKNER	9890-16-4109	R-1	SINGLE-FAMILY
17	CHARLIE TSUI & JIN MIE TSUI	9890-16-2008	R-1	VACANT
18	MICHAEL J MURPHY & KATHRYN L MURPHY	9890-15-0948	R-1	SINGLE-FAMILY
19	DAVID F METZBOWER & MARION R METZBOWER	9890-06-9014	R-1	SINGLE-FAMILY

DRAWING LEGEND

SYMBOL	DESCRIPTION
--- (dashed line)	1000' NOTIFICATION LINE
--- (dotted line)	URBAN SERVICES BOUNDARY
--- (dash-dot line)	CHAPEL HILL CITY LIMITS
--- (long-dash line)	LAND USE PLAN AMENDMENT BOUNDARY
--- (short-dash line)	EXISTING LAND USE BOUNDARY
--- (dotted line)	EXISTING LAND USE CATEGORIES
□ (rectangle)	PROJECT SITE



REVIEW DRAWING NOT FOR CONSTRUCTION

REVISIONS

DATE	REVISIONS
15 NOV 19	PER TOCH REVIEW COMMENTS

OWNER INFORMATION
 HABITAT FOR HUMANITY OF ORANGE CO
 98 VILCOM CENTER DR
 SUITE L110
 CHAPEL HILL, NC 27514
 OWNERS REPRESENTATIVE:
 JENNIFER PLAYER
 (919) 932-7077 x 215
 FAX
 EMAIL: jplayer@hhabitat.org

ISSUED

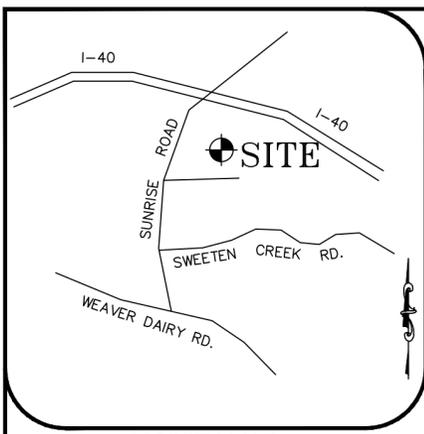
DATE	DESCRIPTION
15 NOV 19	LAND USE PLAN AMENDMENT #1
31 JAN 20	LAND USE PLAN AMENDMENT #2

WEAVERS GROVE
 CHAPEL HILL, NORTH CAROLINA
LAND USE PLAN AMENDMENT DOCUMENTS

JOB #: 118016.00
 DATE: 27 JUN 19
 SCALE: AS NOTED
 DRAWN BY: T.L.P.
 REVIEWED BY: G.J.R.

SHEET C0001

N:\Projects\118016.00\Weavers_Grove\Drawings\118016.00_Weavers_Grove_LUPA.dwg, 1/28/2020, 1:50:57 PM, LUPA



VICINITY MAP
NOT TO SCALE.

NOTES:

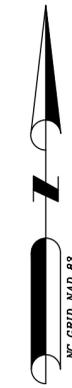
1. THIS IS AN EXHIBIT TO ACCOMPANY A LAND USE MAP AMENDMENT APPLICATION
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID (NAD 83).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: R-2 (CHAPEL HILL)
5. REFERENCES: DB 4101, PG 286; DB 4081, PG 332; DB 2508, PG 358; DB 2607, PG 762; DB 2620, PG 160; HM 3, PG 37; PB 47, PG 146; PB 71, PG 75; PB 15, PG 94; PB 37, PG 32; PB 72, PG 150; PB 41, PG 4; PB 56, PG 34; PB 92, PG 4 OF THE ORANGE COUNTY REGISTRY.

AREA OF LAND USE MAP
TO BE AMENDED
32.73 ACRES

LAND USE MAP AMENDMENT EXHIBIT
NOT FOR
CONVEYANCES OR SALES

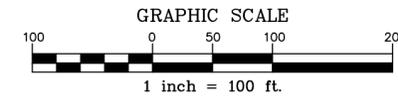
SITE DATA TABLE

PARCEL NO.	AREA TO BE AMENDED	
	SQ. FT.	ACRES
PIN: 9890065926	748,304	17.18
PIN: 9890060413	137,796	3.16
PIN: 9890063350	105,929	2.43
PIN: 9890066312	95,564	2.19
PIN: 9890160437	305,520	7.01
GINGER ROAD	32,513	0.76
TOTAL	1,425,626	32.73



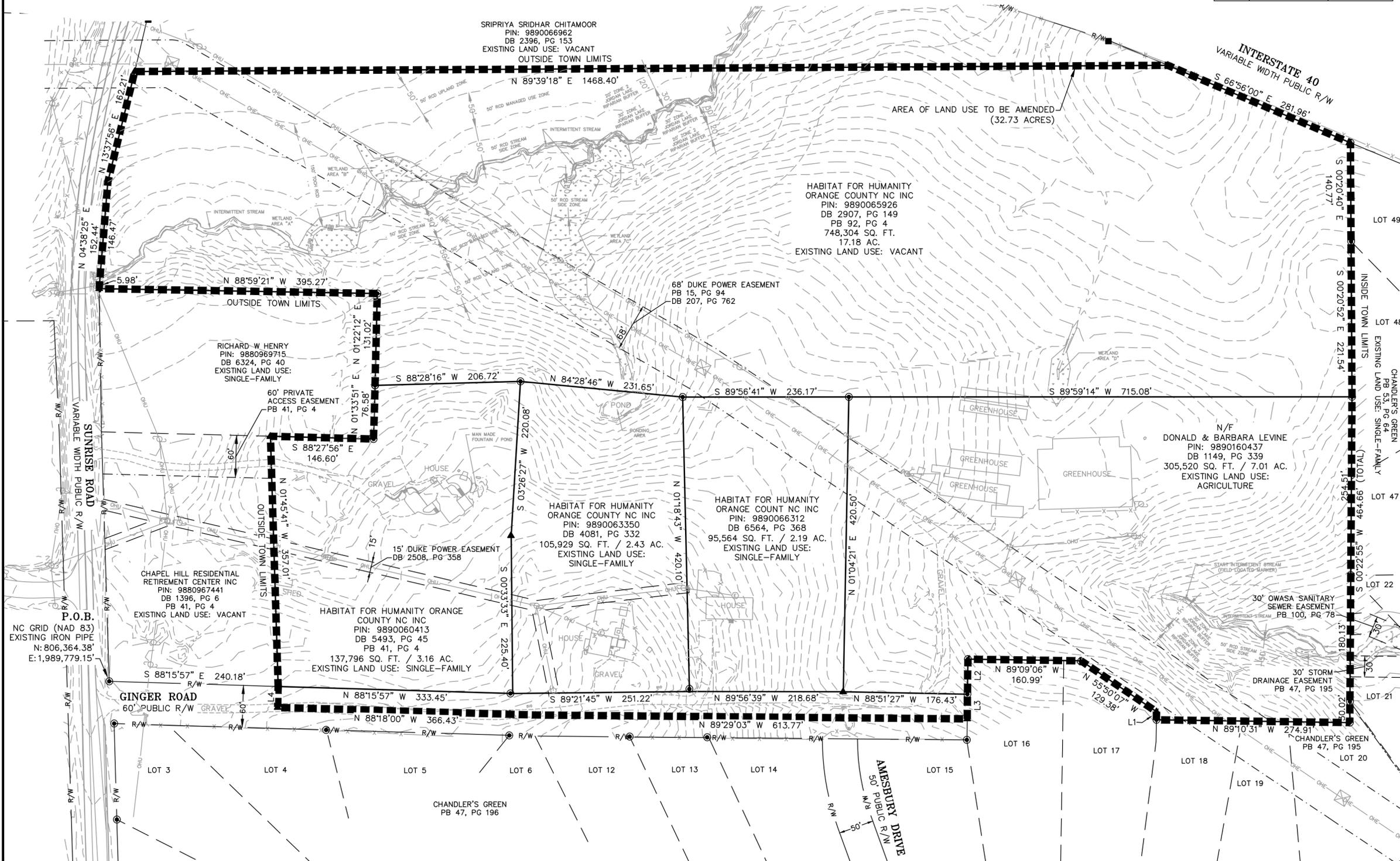
LEGEND

- EXISTING IRON PIPE
- ▲ CALCULATED CORNER
- EXISTING CONCRETE MONUMENT
- R/W— RIGHT OF WAY
- N/F NOW OR FORMERLY



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°49'30" E	11.48'
L2	S 00°49'17" W	49.94'
L3	S 00°30'21" W	35.24'
L4	N 01°26'05" E	29.88'



BALLENTINE ASSOCIATES, P.A.
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OWNER INFORMATION:
HABITAT FOR HUMANITY
88 VILCOM CENTER DR
SUITE L110
CHAPEL HILL, NC 27514
OWNERS REPRESENTATIVE:
JENNIFER PLAYER
PH.: (919) 932-7077
EMAIL: jplayer@orangehabitat.org

DATE	ISSUED
15 NOV 19	LAND USE MAP AMENDMENT
30 JAN 20	TOWN COMMENTS

HABITAT FOR HUMANITY ORANGE COUNTY
SUNRISE ROAD AND GINGER ROAD
LAND USE MAP AMENDMENT EXHIBIT
CHAPEL HILL TWP., ORANGE CO., NORTH CAROLINA

JOB NUMBER: 218038.00
DATE: 15 NOV 19
SCALE: 1"=100'
DRAWN BY: EJS / EMM
REVIEWED BY: EMM

SHEET
1 OF 1