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CONDITIONAL ZONING OF 860 WEAVER DAIRY ROAD

MARCH 5, 2025
JUNE 5, 2025

PREPARED FOR:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514

CONTRACT PURCHASER / CLIENT:

LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514
205-586-3062
CONTACT: ERNIE BROWN

APPLICANT / CONSULTANT:

LANDSCAPE ARCHITECT / LAND PLANNER:
THOMAS & HUTTON
111 WEST MAIN STREET
DURHAM, NC 27701
919-682-0368
CONTACT: WENDI RAMSDEN

CIVIL ENGINEER:

CIVIL ENGINEER:
THOMAS & HUTTON
111 WEST MAIN STREET
DURHAM, NC 27701
919-682-0368
CONTACT: ANDREW M. OAKLEY

SUBMITTAL HISTORY	
CONDITIONAL ZONING SUBMITTAL #2	03/05/25
CONDITIONAL ZONING SUBMITTAL #1	11/08/24
SUBMITTED TO THE TOWN OF CHAPEL HILL	DATE

J-32044.0000

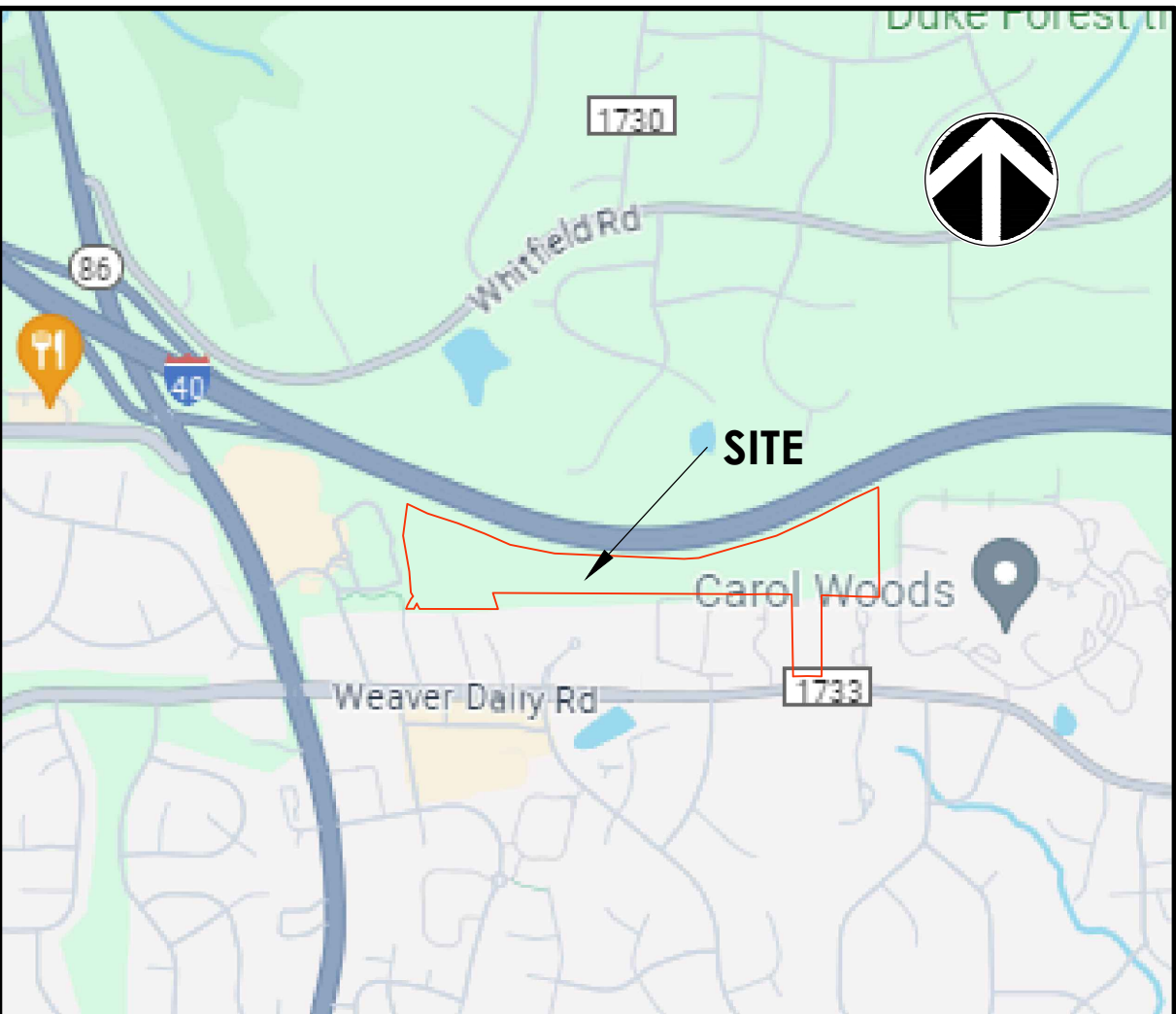
PREPARED BY:



SITE DATA

PIN	9880564638
ENVIRONMENTAL CONSTRAINTS	-STREAMS, STREAM BUFFERS, RCD -WETLANDS -OVERHEAD ELECTRIC UTILITY EASEMENTS TO REMAIN -SANITARY SEWER EASEMENTS -UNIMPROVED RIGHT OF WAY TO BE REMOVED
NET LAND AREA	1,970,128 SF / 45.23 AC WHOLE PARCEL
GROSS LAND AREA	2,167,141 SF / 49.75 AC
EXISTING ZONING:	MU-OI-1 / R-3
PROPOSED ZONING:	MU-V-CZD
EXISTING USE:	VACANT, WOODED
PROPOSED USES:	MULTI-FAMILY RESIDENTIAL and TOWNHOMES 750-860 RESIDENTIAL UNITS 16-19 UNITS/AC PLUS CENTRAL FLEX SPACE COMPONENT

NOTE: ADDITIONAL PROJECT DATA
DETAILED ON SHEET G0.1



VICINITY MAP
SCALE: 1" = 1500'

PRELIMINARY
- NOT FOR
CONSTRUCTION



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C3.6	PAVING & GRADING PLAN
C3.7	PAVING & GRADING PLAN
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L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE PLAN
L1.7	LANDSCAPE PLAN
L1.8	LANDSCAPE PLAN

SITE DATA:

NET LAND AREA:	1,970,128 SF / 45.23 AC
GROSS LAND AREA:	2,167,141 SF / 49.75 AC
LAND USE:	
EXISTING	SINGLE FAMILY RESIDENTIAL
PROPOSED	MULTI-FAMILY RESIDENTIAL & NON-RESIDENTIAL SPACE COMPONENT

ZONING: PROPOSED MU-V-CZD
EXISTING BUILDINGS: N/A - SITE IS VACANT & WOODED

MAXIMUM ALLOWED FAR:	SEE TABLE TO THE RIGHT - 757,485 SF MAX ALLOWED
PROPOSED SQUARE FOOTAGE: RESIDENTIAL	742,039 SF

BUILDING HEIGHT: MULTI-FAMILY 6-7 STORIES, 70' HEIGHT
TOWNHOMES 2-4 STORIES, UP TO 40' HEIGHT
MODIFICATION REQUEST FOR ADDITIONAL HEIGHT

FLEX SPACE WILL COMPLY WITH LUMO

PROPOSED USES: MULTI FAMILY 525-575 UNITS TOTAL
PLUS 105-135 TOWNHOME UNITS
TOTAL: 630-710 RESIDENTIAL UNITS
NON-RESIDENTIAL SPACE

VEHICULAR PARKING:
REQUIRED

1.0-1.25 SPACES PER EFFICIENCY
1.0-1.25 SPACES PER 1-BEDROOM
1.4-1.75 SPACES PER 2-BEDROOM

MINIMUM PARKING: PARKING PROVIDED WILL MEET MINIMUM LUMO REQUIREMENT

	MINIMUM		MAXIMUM		PARKING CALCS FOR THE MULTI-FAMILY USE BASED ON THIS CONCEPTUAL BREAKDOWN
Studio	Parking		Parking		
1-Bd	115	115	130	163	
2-Bd	330	330	330	413	
3-Bd	70	87.5	75	131	
4-Bd	10	15	20	45	
	<u>0</u>	<u>0</u>	<u>20</u>	<u>50</u>	
	525	548	575	801	

PROPOSED 780 SPACES ON SITE INCLUDING PARKING STRUCTURE,
50-70 SURFACE and STREET SPACES
ADDITIONALLY EACH TOWNHOME UNIT WILL HAVE A GARAGE

BICYCLE PARKING:
REQUIRED 158-178 (1 PER 4 DWELLING UNITS)

PROPOSED	200 SPACES INCLUDING OUTDOOR SPACES AND A BIKE ROOM IN THE MULTI-FAMILY BUILDINGS BIKES MAY BE PUT IN INDIVIDUAL TOWNHOME GARAGES
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IMPERVIOUS SURFACE:	
EXISTING	0 SF
PROPOSED	780,000 SF / 17.91 AC (36.0%)

ONSITE DISTURBANCE: 1,262,202 SF / 28.98 AC

RCD ZONE	AREA OF ZONE ON PARCEL	AREA OF RCD TO BE DISTURBED	RCD DISTURBANCE ALLOWED	AREA OF RCD TO BE IMPERVIOUS	RCD IMPERVIOUS ALLOWED
UPLAND	106,813 SF	55,050 SF 51.54%	42,725 SF 40 %	11,250 SF 10.53%	12,818 sf 12%
MANAGED	96,245 SF	35,710 SF 37.10%	38,498 SF 40%	8,750 SF 9.10%	11,549 SF 12%
STREAMSIDE	211,379 SF	17,500 SF 8.28%	42,276 SF 20%	6,800 SF 3.20%	12,682 SF 6%

RESOURCE CONSERVATION NOTES

STREAM BUFFERS:
THERE IS AN INTERMITTENT STREAM ON SITE, SHOWN WITH 50' RCD ON PLANS.

FLOODPLAIN PROTECTION:
THE SITE IS NOT IN AN AREA AFFECTED BY A MAPPED FLOODPLAIN
ACCORDING TO FIRM MAP 3710988000K EFFECTIVE 11-17-17.

STEEP SLOPE PROTECTION:
THERE ARE 40,426 SF OF STEEP SLOPES ON SITE - ALL ARE CONSTRUCTED (NOT
NATURAL) SLOPES

WETLANDS:
THERE ARE MAPPED WETLANDS ONSITE.

PROJECT NOTES

BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY CJT, PA DATED AUGUST 19,
2019 AND OCTOBER 22, 2022










































SURROUNDING SITE AND PROPERTY INFORMATION PER CHAPEL HILL GIS AND
DURHAM CO GIS

TOWN OF CHAPEL HILL NOTES

1. A FIRE FLOW REPORT SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A ZCP.
2. P.E. CERTIFICATION: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY PHASE, THE APPLICANT SHALL PROVIDE A CERTIFICATION, SIGNED AND SEALED BY A NORTH CAROLINA-LICENSED PROFESSIONAL ENGINEER, THAT THE STORMWATER MANAGEMENT FACILITY IS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
3. AS-BUILT PLANS: PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL PROVIDE CERTIFIED AS-BUILT PLANS FOR BUILDING FOOTPRINTS, PARKING LOTS, STREET IMPROVEMENTS, STORM DRAINAGE SYSTEMS AND STORMWATER MANAGEMENT STRUCTURES, AND ALL OTHER IMPERVIOUS SURFACES, AND A TALLY OF THE CONSTRUCTED IMPERVIOUS AREA. THE AS-BUILT PLANS SHOULD BE IN DXF BINARY FORMAT USING STATE PLANE COORDINATES AND NAVD 88.

OCSW CONSTRUCTION WASTE REQUIREMENTS

1. All existing structures 500 square feet and larger shall be assessed prior to the issuance of a demolition permit to ensure compliance with the County's Regulated Recyclable Materials Ordinance (RRMO) and to assess the potential for deconstruction and/or the reuse of salvageable materials. Contact the Orange County SW Enforcement Officer at 919-968-2788 to arrange for the assessment.
2. Pursuant to the County's RRMO, clean wood waste, scrap metal, and corrugated cardboard present in construction or demolition waste must be recycled.
3. Pursuant to the County's RRMO, all haulers of mixed construction and demolition waste which includes any regulated recyclable materials shall be licensed by Orange County.
4. Prior to any demolition or construction activity on the site, the applicant shall hold a pre-demolition/pre-construction conference with Solid Waste staff. This may be the same pre-construction meeting held with other development/enforcement officials.
5. The presence if any asbestos containing materials ("ACM") and/or other hazardous materials shall be handled in accordance with any and all local, state, and federal regulations and guidelines.

LEGEND			
Water Valve		Utility Pole	
Yard Inlet		Guy Wire	
Curb Inlet/Catch Basin		Light Pole	
Mail Box		Sewer Cleanout	
Traffic Signal Box		Flared End Section	
Electric Transformer		Gas Valve	
Electric Junction Box		Existing Iron Pipe (3/4" unless noted)	
Gas Meter		1/2" Rebar	
Sanitary Sewer Manhole		Existing Iron Pipe Set	
Storm Sewer Manhole		Existing PK Nail	
Telephone Manhole		PK Nail Set	
Electric Manhole		Computed Point	
Sign		Concrete Monument	
Telephone Pedestal		Tree Line	
Fire Hydrant		Fence	
Fire Department Connection		Underground Electric	
Post Indicator Valve		Underground Telephone	
Water Meter		Gas	
Hot Box		Water Line	
		Overhead Utilities	
		Storm Sewer	
		Sanitary Sewer	

ENVIRONMENTAL

Wetland

Stream

PRELIMINARY
NOT FOR
CONSTRUCTION



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NOTES & SITE DATA

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

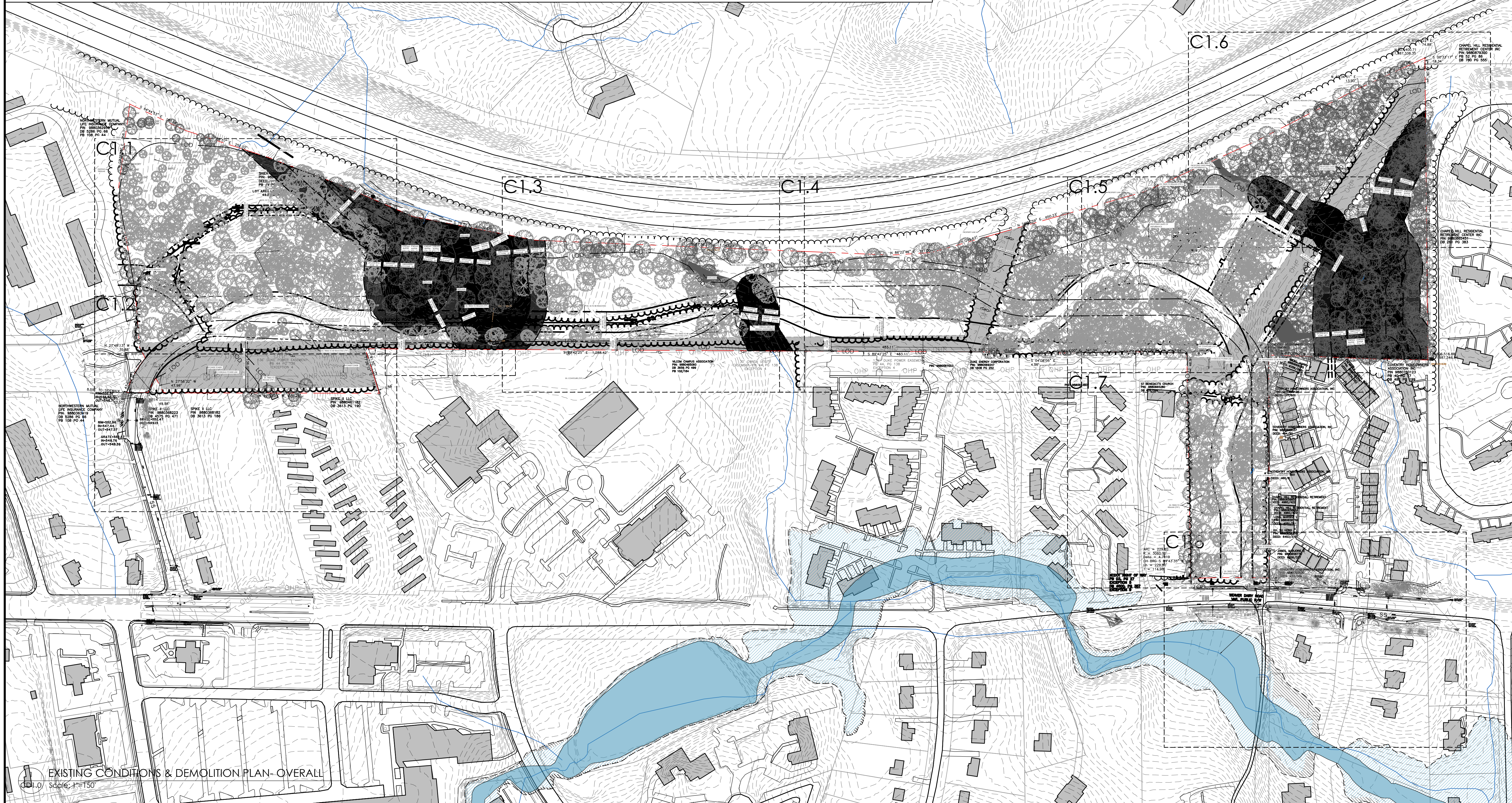
CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514

DATUM:	HORIZ.: NAD 83
JOB NO:	32044.0000
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	

G0.1

1. ENSURE ALL EROSION CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER PRIOR TO THE START OF ANY DEMOLITION AND CONSTRUCTION.
2. SEE SITE PLAN SHEETS FOR LAYOUT DIMENSIONS OF EXTENT OF DEMOLISHED AREAS. PAVED AREAS ARE NOT INDICATED TO BE DEMOLISHED, ARE TO REMAIN. ALL CONCRETE SAW CUTS ARE TO BE CLEAN, STRAIGHT AND NEAT.
3. UTILITIES: SEE UTILITY PLAN. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR LOCATION, REMOVAL AND RELOCATION OF ANY UTILITIES. THIS MAY INCLUDE CONTACTING "NO-CUTS" TO HELP LOCATE SOME UTILITIES.
4. CONTRACTOR TO ADJUST ALL MANHOLES, VALVES, JUNCTION BOXES, CATCH BASINS, CLEAN-OUTS, ETC. AS NECESSARY TO ACCOMMODATE NEW LAYOUT AND GRADES.
5. CONTRACTOR RESPONSIBLE FOR OBTAINING ANY PERMITS FOR WORK IN THE NCDOT AND TOWN OF CHAPEL HILL RIGHTS OF WAY. ANY DAMAGED INFRASTRUCTURE IN THE RIGHT OF WAY CAUSED BY CONSTRUCTION ACTIVITIES MUST BE REPAIRED TO TOWN OF CHAPEL HILL OR NCDOT STANDARDS. THIS INCLUDES, BUT IS NOT LIMITED TO: UTILITIES, SIDEWALKS, CURB AND GUTTER, ASPHALT.
6. CONTRACTOR RESPONSIBLE FOR REMOVING EVERYTHING WITHIN THE CLEARING LIMITS AND OFF-SITE WORK ZONE INCLUDING TREES, STUMPS, TRASH, FENCING, OR BUILDING MATERIALS.
7. CONTRACTOR TO USE CAUTION WORKING AROUND AND NEAR EXISTING STORM, WATER AND SEWER. CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES.
8. ABANDONMENT OF WATER SERVICES SHALL INCLUDE EXCAVATING DOWN TO CORPORATION, TURNING IT OFF AND CUTTING SERVICE LINE FREE FROM CORPORATION. THE METER, IF PRESENT, SHALL BE RETURNED TO OWASA.
9. ABANDONMENT OF SANITARY SEWER SERVICE LINES SHALL CONSIST OF PLUGGING THE LATERAL AT THE RIGHT-OF-WAY LINE.
10. ALL PAVEMENT PATCHING SHALL BE PERFORMED PER NCDOT SPECIFICATIONS AND STANDARDS.
11. A DECONSTRUCTION ASSESSMENT MUST BE CONDUCTED BY OCSW STAFF PRIOR TO THE APPROVAL OF THE DEMOLITION PERMIT FOR THE EXISTING STRUCTURES. CONTACT OCSW ENFORCEMENT STAFF AT 919-968-2788 TO REQUEST THE ASSESSMENT. BUILDINGS TO BE DEMOLISHED MUST BE INSPECTED BY A NC ACCREDITED ASBESTOS PROFESSIONAL. SUBMIT REPORT WITH DEMOLITION PERMIT APPLICATION.
12. A SEPARATE DEMOLITION PERMIT IS REQUIRED FOR EACH BUILDING.
13. PRIOR TO ANY DEMOLITION AND CONSTRUCTION ACTIVITY ON THE SITE THE APPLICANT WILL HOLD A PRE-DEMOLITION/PRE-CONSTRUCTION CONFERENCE WITH THE COUNTY'S SOLID WASTE STAFF. THIS MAY BE THE SAME MEETING HELD WITH THE OTHER DEVELOPMENT OFFICIALS.
14. THE PRESENCE OF ANY ASBESTOS CONTAINING MATERIAL (ACM) OR OTHER HAZARDOUS MATERIALS IN CONSTRUCTION AND DEMOLITION WASTE SHALL BE HANDLES IN ACCORDANCE WITH ANY AND ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND GUIDELINES.
15. ANY INVASIVE, EXOTIC PLANT MATERIAL WILL BE REMOVED. A SURVEY OF THE EXISTING LANDSCAPE BUFFERS TO REMAIN WILL BE CONDUCTED FOLLOWING INITIAL CLEARING, AND ANY INVASIVE OR EXOTIC SPECIES FOUND WILL BE REMOVED.
16. ASBESTOS ABATEMENT REPORT REQUIRED BEFORE DEMOLITION PERMIT MAY BE ISSUED.
17. A PERMIT FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE IS REQUIRED TO REMOVE ANY FLAMMABLE/COMBUSTIBLE LIQUIDS FROM UNDERGROUND OR ABOVE-GROUND TANKS OTHER THAN BY THE ON-SITE PUMPS. 2018 NC FIRE CODE SECTION 105.6.17 #5.
18. A PERMIT FROM THE CHAPEL HILL FIRE MARSHAL'S OFFICE IS REQUIRED TO REMOVE ANY UNDERGROUND OR ABOVE-GROUND TANKS THAT CONTAINED FLAMMABLE/COMBUSTIBLE LIQUIDS. 2018 NC FIRE CODE SECTION 105.6.17 #7.
19. TREE PROTECTION SEMINAR TO BE COMPLETED BY CONTRACTOR PRIOR TO TREE PROTECTION FENCE INSTALLATION. PLEASE CALL ADAM NICHOLSON AT 919-969-5006
20. ALL TREES WITHIN THE LIMITS OF DISTURBANCE WILL BE REMOVED

2 DEMOLITION NOTES
CD1.0



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**THOMAS
&
HUTTON**

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EXISTING CONDITIONS &
DEMOLITION PLAN- OVERALL

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

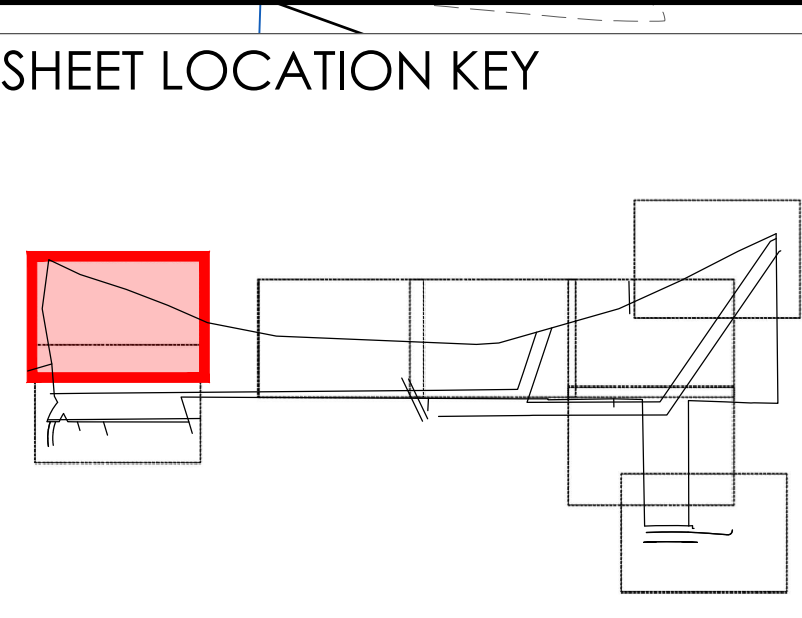
CLIENT/OWNER:
LAND PLANNING & ENTITLEMENTS
157 EAST FRANKLIN STREET
CHAPEL HILL, NC 27514



DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO: 32044.0000
DATE:
DRAWN:
DESIGNED:
REVIEWED:
APPROVED:
SCALE: 1"=150'

CD1.0



1	CZ RE-SUBMITTAL	WR	6/5/25
NO.	REVISIONS	BY	DATE

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EXISTING CONDITIONS & DEMOLITION PLAN

860 WEAVER DAIRY ROAD

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CHAPEL HILL, NC

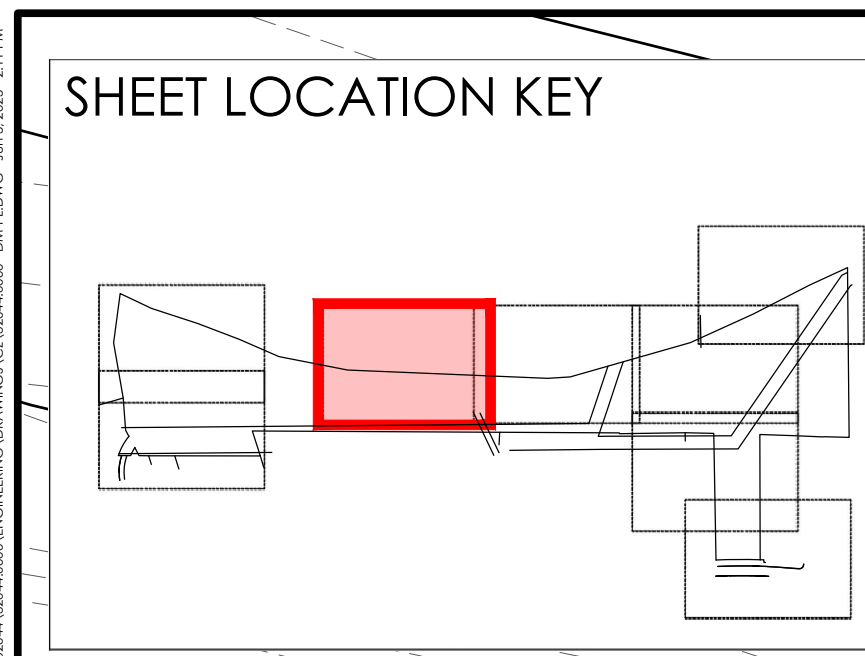
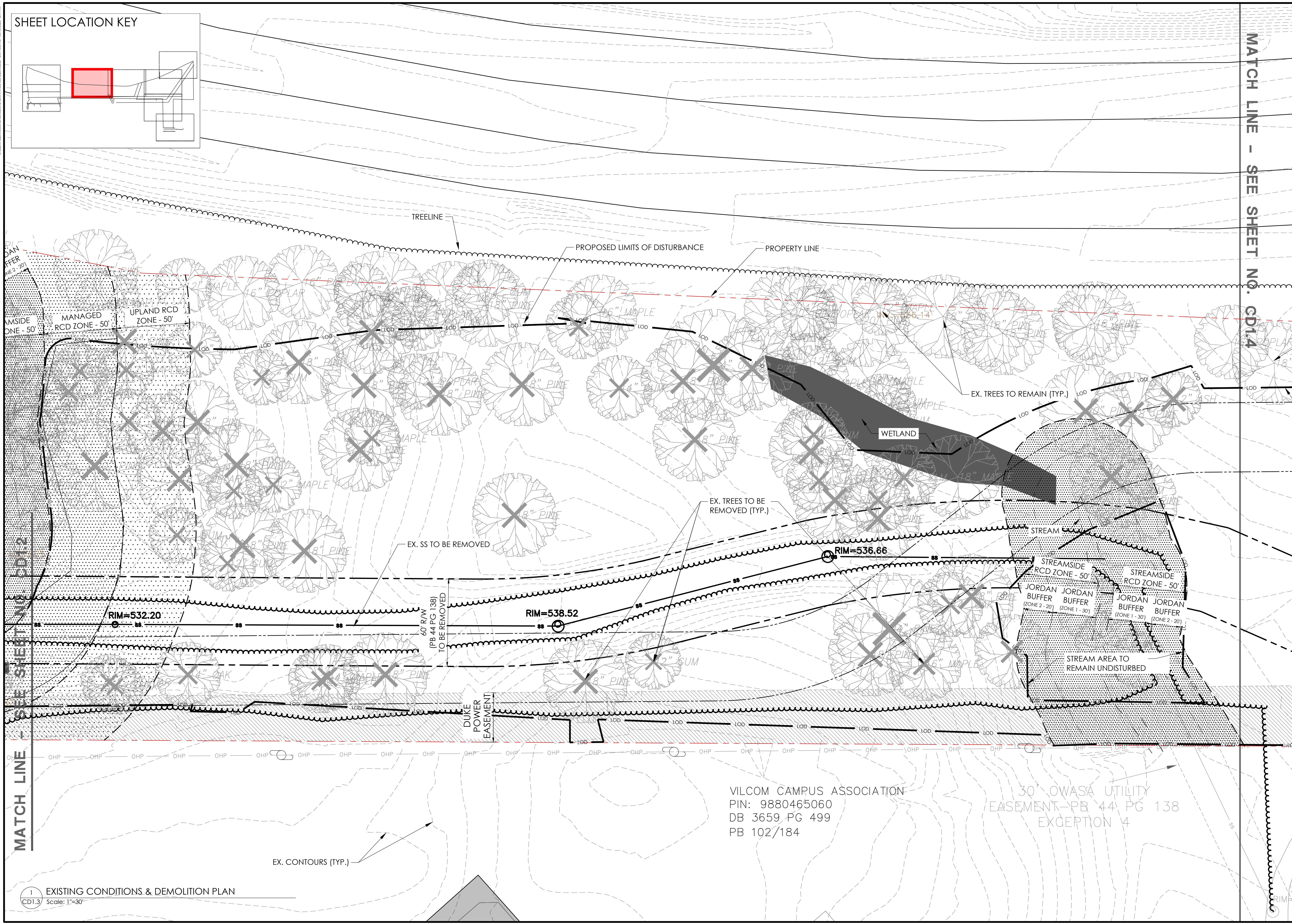
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DATUM: HORIZ.: NAD 83 VERT.: NAVD 88

JOB NO:	32044.0000
DATE:	
DRAWN:	
DESIGNED:	
REVIEWED:	
APPROVED:	
SCALE:	1" = 30'

CD1.1



MATCH LINE - SEE SHEET NO. CD1.4

MATCH LINE - SEE SHEET NO. CD1.2

1	CZ RE-SUBMITTAL	WR	6/5/25
NO.	REVISIONS	BY	DATE

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**EXISTING CONDITIONS &
DEMOLITION PLAN**

860 WEAVER DAIRY ROAD

PROJECT LOCATION:
CHAPEL HILL, NC

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CHAPEL HILL, NC 27514

30 0 15 30
GRAPHIC SCALE:
1 INCH = 30 FEET

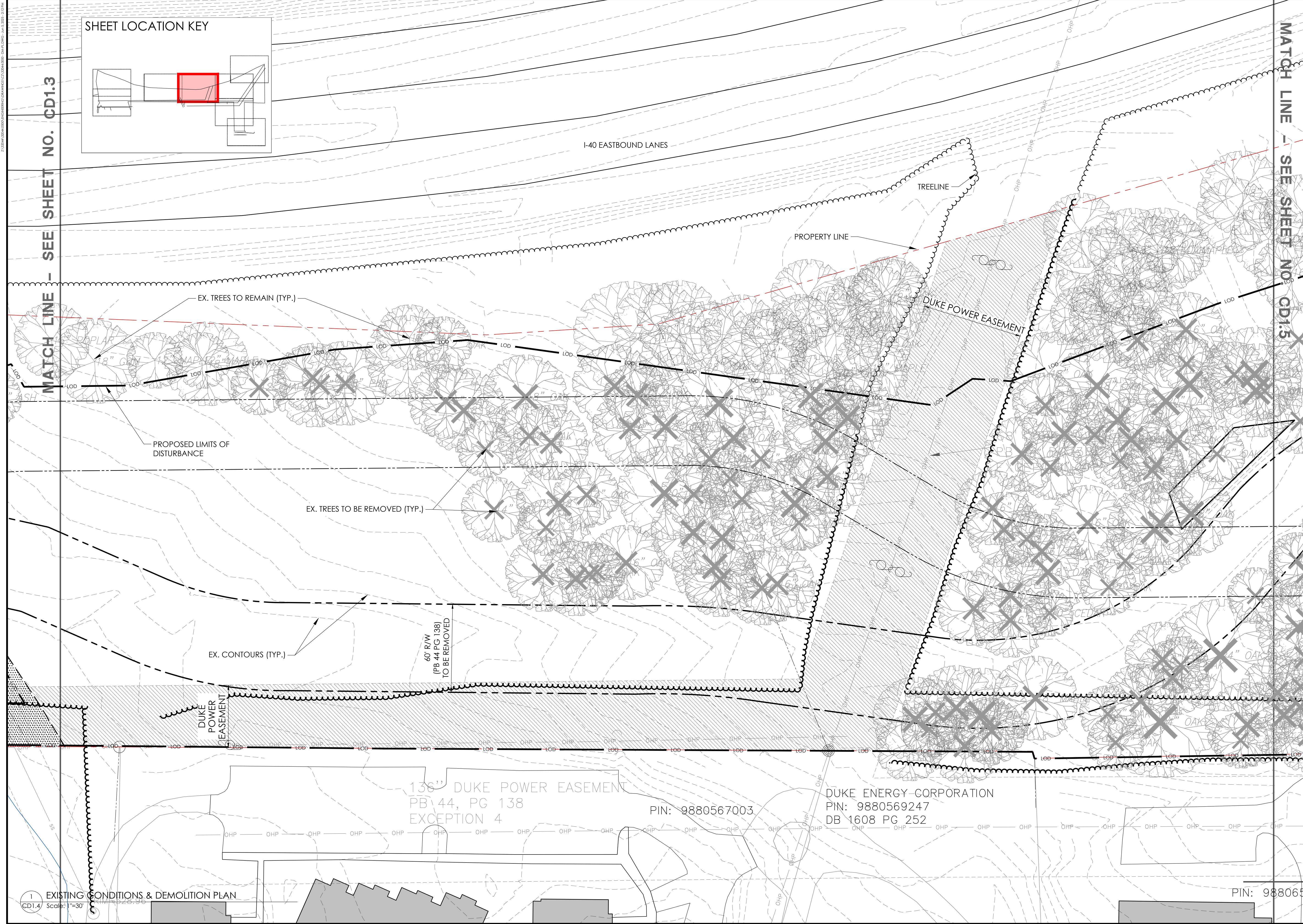
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JOB NO: 32044.0000
DATE: _____
DRAWN: _____
DESIGNED: _____
APPROVED: _____
SCALE: 1" = 30'

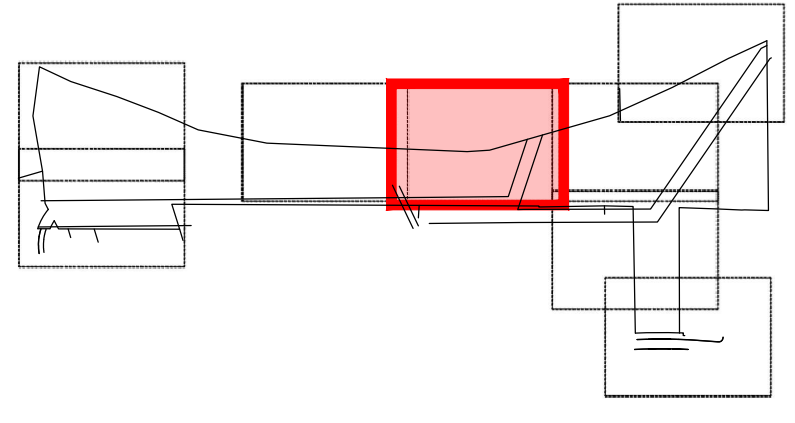
CD1.3

VILCOM CAMPUS ASSOCIATION
PIN: 9880465060
DB 3659 PG 499
PB 102/184

30' OWASA UTILITY
EASEMENT-PB 44 PG 138
EXCEPTION 4



SHEET LOCATION KEY

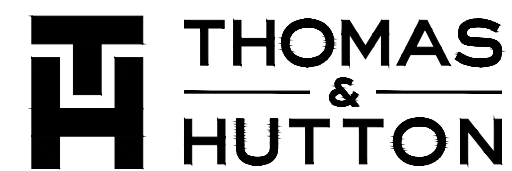


MATCH LINE - SEE SHEET NO. CD1.3

MATCH LINE - SEE SHEET NO. CD1.5

1	CZ RE-SUBMITTAL	WR	6/5/25
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EXISTING CONDITIONS &
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860 WEAVER DAIRY ROAD

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SCALE: 1" = 30'

CD1.4

1 EXISTING CONDITIONS & DEMOLITION PLAN
CD1.4 Scale: 1"=30'

PIN: 988065

136" DUKE POWER EASEMENT
PB 44, PG 138
EXCEPTION 4

PIN: 9880567003

DUKE ENERGY CORPORATION
PIN: 9880569247
DB 1608 PG 252