



2510 Meridian Parkway, Suite 100
Durham, NC 27713 | 919-682-0368
www.thomasandhutton.com

October 20, 2025

Town of Chapel Hill
Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514

RE: Conditional Zoning Application for Lightbridge Project
1165 Weaver Dairy Road

On behalf of the land developer Comprop LLC, enclosed is a conditional zoning application for the 1165 Weaver Dairy Road parcel, known as the Lightbridge Project. The requested zoning is an MU-V district to reflect the non-residential and residential mix proposed and to provide flexibility as markets change to accommodate a variety of non-residential uses.

The proposed Lightbridge Project will be developed as 2 phases the first of which will be a non-residential use on the north portion of the site. The second phase will be townhome style residential use located on the south third of the parcel. Current plans are to deliver a 12,000 SF new daycare center with surface parking on the north portion of the site, and a 4-unit cluster of townhome residential units on the south portion of the parcel. The proposed development will add a daycare service in the north part of Chapel Hill to help serve the many new residents in that area, and will also provide some infill housing to address the Town's need for housing as noted in Chapel Hill's Projected Housing Needs for 2020-2040. The conditional zoning request is for more general non-residential use on the north side, potentially more dense development of residential on the south side, and surface parking between the two uses.

The initial phase of the project will be a single-story daycare structure with the building brought close to the street. The parking for this project will be surface parking located behind the building and not visible from the street. The majority of playground space will also be set behind the building, but a small playground space is expected to be placed between the building and street, screened with new plantings and a fence.

The second phase will include approximately 4 small townhome units, each with a carport. Those residents will be able to use the daycare surface parking as overflow for the residential use with the need for this expected mostly on weekends and in the evenings when the daycare use would not be using the parking.

There will be an underground stormwater mitigation facility which will handle stormwater for both the daycare and residential uses. The dumpster facility located closer to the daycare is also intended to serve both uses.

The project will include multiple green spaces – playgrounds for the daycare use in front of and behind the classroom building, and a community outdoor space for the townhome residents located in the townhome front yard area. There will be multiple sidewalks on site to provide pedestrian connectivity to the north and west. The stormwater facility will provide mitigation for additional impervious sidewalk to the east which may be added when future redevelopment of the Tymberline site occurs. Currently there is not a good landing spot for pedestrians walking east, but a sidewalk/stair connection could be added in the future to coordinate with a future pedestrian system on that site.

The project sits on a 2-acre site in north Chapel Hill. The parcel is constrained by an electric easement running the length of the site along the eastern property line, with some manmade steep slopes located there. There are no streams on site or within 200 feet of the parcel shown on USGS, soil survey, or FEMA maps. The site has been cleared and previously developed, though the buildings have been removed and the site is currently vacant with a few large trees in the perimeter areas.

This project will offer a daycare service to complement the multiple residential developments already existing in the area. The infill housing will complement existing housing located just south of the site. The location of this development will encourage use of alternative transportation modes and will support the existing and proposed public transit in town. The project adds to the overall variety of uses and housing types in the neighborhood, thereby reinforcing a true complete community.

The applicant is seeking a MU-V-CZD zoning to reflect the intended mixed use development proposed. This zoning choice is justified by the project's location within a short walk of the existing public transit hub at the Eubanks Park and Ride facility.

Lastly, the proposed project is being designed to comply with the Chapel Hill Comprehensive Plan. The proposed daycare and townhomes are consistent with the secondary uses encouraged by the Town of Chapel Hill in the subject's North MLK Focus Area, Sub-Area D per the Future Land Use Map and the Town's land use initiative. The site is quite small and narrow (135' wide) and achieving aerial access for fire protection would be difficult, if not impossible on this site and would not allow for efficient high density building design.

Sincerely,



Wendi Ramsden
Project Manager

Conditional Zoning Application - Developer's Program

Project Location and Layout

This project is situated on 2 acres on the south side of Weaver Dairy Road just east of Martin Luther King Jr Blvd. The development will primarily consist of a single-story daycare center located on the north portion of the site, with a small cluster of infill residential townhome units on the south end of the site. The overall request for entitlement is to allow a project of the density and size that would be allowed in the MU-V zone per the LUMO.

The layout emphasizes multi-modal transportation, providing shared on-site parking between the two uses and sidewalks for internal pedestrian circulation providing access to the west and the north where bus transit stops are available.

Transportation and Services

The site fronts Weaver Dairy Road. There is a bus stop located just east of the site on Weaver Dairy Road, and another southwest of the site on Martin Luther King Jr Blvd. Vehicular access to the site will be from Weaver Dairy Road, with a secondary connection through the adjacent parking area via an access easement part way along the western property line. Fire and emergency access to the building will be available from Weaver Dairy Road. Trash will be managed in a shared dumpster in the parking area accessible from Weaver Dairy Road. This dumpster will include recycling collection facilities. The project plans to use Town trash collection and County Solid Waste for recycling pickup.

Streams and Impervious Surface Mitigation

There are no jurisdictional streams on site. Currently there is a small amount of impervious on site which lacks any stormwater treatment. The project will introduce a new underground mitigation facility designed to control peak flow and improve water quality through treatment.

Tree Coverage and Landscape Buffers

The developer will request a modification to the tree coverage requirements to allow for credit for understory trees. The developer will also request modification to landscape buffers along the west, north, and east property lines. However, the buffers between the residential portion of the project and the adjacent retail and medical space to the west will be fully planted to comply with ordinance requirements.