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September 7, 2023

Mayor and Council  
Town of Chapel Hill  
405 Martin Luther King Jr. Blvd  
Chapel Hill, NC 27514

Re: **Petition for Limited Scope Review of Minor Modification to Approved Conditional Zoning**  
1000 Martin Luther King Jr. Blvd, Chapel Hill NC 27514

Dear Mayor Hemminger and Members of Council:

We represent Trinsic Residential Group (“Trinsic”), the developer of the Aura Chapel Hill Project located at 1000 Martin Luther King Jr. Blvd (Parcel No. 9789-35-9617). Aura Chapel Hill’s conditional zoning was approved on June 28, 2021 through Ordinance No. 2021-06-28-O-1, with an accompanying Conditional Zoning Permit approved and recorded on October 18, 2021 (Deed BK 6750, PG 1652-1665(14)).

On behalf of Trinsic, we are submitting this Petition for Limited Scope Review of Minor Modification to Approved Conditional Zoning related to Aura Chapel Hill (the “Petition”). The Petition requests a minor change to the offsite illumination requirements that will allow Trinsic to develop the site consistent with the approved conditional zoning. Specifically, the Petition requests to exceed Land Use Management Ordinance (LUMO) Section 5.11.4’s offsite illumination maximum of 0.3 foot-candles. The Petition is supported by the neighboring property owner that would be affected by this change.

### **Summary of Proposed Modifications**

The proposed modification involves Aura Chapel Hill’s outdoor lighting. Duke Energy’s Enterprise LED light fixtures (details of which are provided in **Exhibit A**) will be located along Aura Chapel Hill’s northern property line. The light fixtures are located throughout the site, providing aerial street lighting, and were approved during the CDC approval process. However, the Enterprise LED lighting on Aura Chapel Hill’s northern border exceeds LUMO Section 5.11.4’s offsite illumination maximum of 0.3 foot-candles. The alternative option would be to use Micro Roadway LED lighting fixtures (details of which are provided in **Exhibit B**). As set forth below, The Enterprise LED lighting fixtures are the superior option because they are consistent with the

approved conditional zoning, of a higher quality, and they meet the design intent of the overall development. The Enterprise LED floor-candle photometric plan is included in **Exhibit C**.

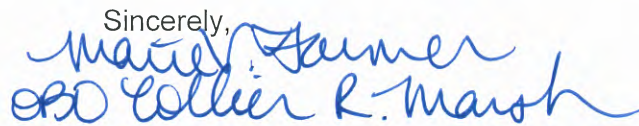
**Justification of Minor Modification**

The requested minor modification is justified because it will facilitate development that is consistent with the approved conditional zoning and because it is supported by the neighboring property owner that would be affected by the modification. Duke Energy's Enterprise LED light fixtures were approved in the conditional zoning and are the preferred light fixtures throughout the project. The Enterprise LED light fixtures are the preferred choice because they are energy efficient, visually appealing, and in conformity with the design intent of the overall development.

The intended beneficiary of the LUMO Section 5.11.4 offsite illumination requirements are adjacent property owners. The adjacent property to the north that would be affected by this request is the Shadowood Apartments located at 101 Shadowood Dr., Chapel Hill, NC 27514 (Parcel No. 9789365443). Trinsic held a meeting with the Shadowood Apartments' ownership to discuss the subject lighting along the shared border and to request their approval and support. The owners of the Shadowood Apartments do support this Petition and their letter of support is attached as **Exhibit D**.

Trinsic is excited about Aura Chapel Hill and continues to advance the project forward with the goal of delivering a vibrant community in the near future. Trinsic has worked with the Town and neighbors to deliver a high-quality community that aligns with the unique character of Chapel Hill. The Council's approval of this Petition will support the project's timely advancement towards these goals.

We appreciate your consideration of this petition. Please feel free to contact me with any questions.

Sincerely,  
  
Collier R. Marsh

CRM:crm

Attachments



ENTERPRISE LED

**LED**  
(Light-emitting diode) 150 / 220 watts

**Mounting height** 20' – 30'

**Color**  
Black  
Green (Special Conditions)  
Bronze (Special Conditions)  
Gray (Special Conditions)

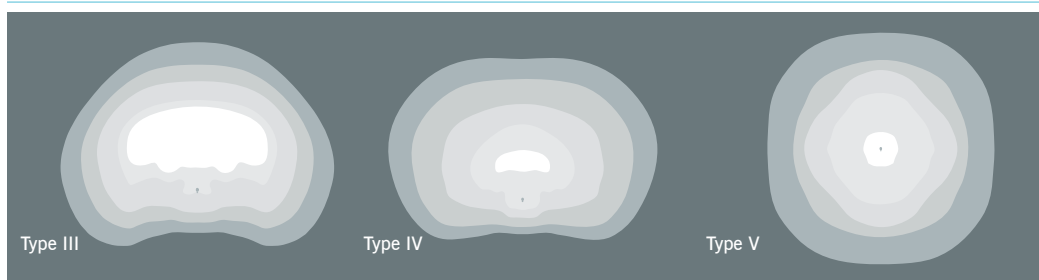
**Pole** Style A

**IESNA cutoff classification:** Full-cutoff

**Color temperature:** 3,000K Primary  
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Enterprise	150	15,091	III	B2-U0-G3
		15,595	IV	B3-U0-G3
		16,500	V	B4-U0-G2
Enterprise	220	21,502	III	B3-U0-G3
		22,219	IV	B3-U0-G4
		23,507	V	B5-U0-G3

### LIGHT DISTRIBUTION PATTERNS



*light distribution patterns*

### POLE AVAILABLE

Style A

### MOUNTING HEIGHT

20', 25', 30'

### FOUNDATION

Direct Bury, Anchor Base

For additional information, contact us at [ODLCarolinas@duke-energy.com](mailto:ODLCarolinas@duke-energy.com).



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## EXHIBIT B

# Outdoor Lighting

## MICRO ROADWAY LED



MICRO ROADWAY LED

**LED**  
(Light-emitting diode) 50 / 70 watts

**Mounting height** 20' – 30'

**Color**  
Black  
Green  
Bronze  
Gray

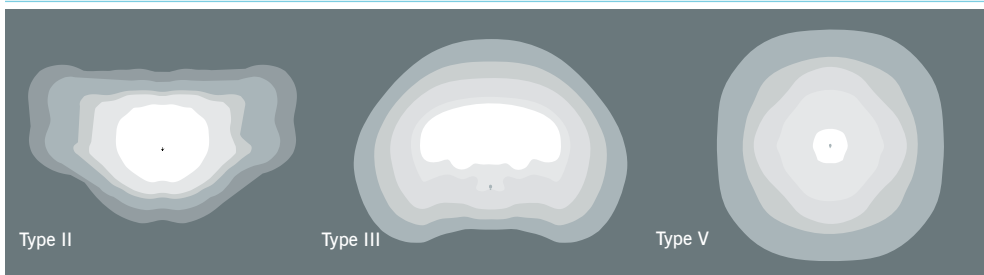
**Pole**  
Wood  
Style A

**IESNA cutoff classification:** Full-cutoff

**Color temperature:** 3,000K Primary  
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Micro	50	5,407	II	B1-U0-G1
		5,342	III	B1-U0-G1
		5,434	V	B3-U0-G1
Micro	70	7,820	II	B2-U0-G2
		7,782	III	B1-U0-G2

### LIGHT DISTRIBUTION PATTERNS



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	20', 25', 30'	Direct Bury, Anchor Base
Wood	25', 30'	Direct Bury

For additional information, contact  
us at [ODLCarolinas@duke-energy.com](mailto:ODLCarolinas@duke-energy.com).



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**EXHIBIT D**

MID-ATLANTIC APARTMENT MANAGEMENT, LLC  
92 River Road  
Summit, NJ 07901

September 7, 2023

Mayor and Council  
Town of Chapel Hill  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514

Re: Notice of Support and Approval of Petition for Limited Scope Review of Minor Modification to Approved Conditional Zoning  
1000 Martin Luther King Jr. Blvd, Chapel Hill, NC 27514

Dear Mayor Hemminger and Members of Council:

I am the authorized signatory of the Manager of Shadowood Apartments, located at 101 Shadowood Dr., Chapel Hill, NC 27514 with Parcel No. 9789365443. Shadowood Apartments is adjacent to 1000 Martin Luther King Jr. Blvd, which is the subject of the pending Petition for Limited Scope Review of Minor Modification to Approved Conditional Zoning (the "Petition").

I have been advised by the adjacent property owner that they are seeking a modification to the approved conditional zoning in order to exceed the Land Use Management Ordinance Section 5.11.4 offsite illumination limit of 0.3 foot-candles. On behalf of Shadowood Apartments, we have no objections to the Petition and encourage its approval by the Town Council. To the extent the Petition is modified in any way, we respectfully request the opportunity to review and revise this notice, if necessary.

Thank you for considering our input on the Petition and please feel free to contact me with any questions.

Sincerely,

Mid-Atlantic Apartment Management, LLC

By: 

Andrew S. Rosen, authorized signatory