

LIGHTBRIDGE PROJECT

1165 WEAVER DAIRY ROAD

MIXED USE DEVELOPMENT

Conditional Zoning Process

DRAFT

Chapel Hill Town Council
25 February 2026

1.8 acres
212 LF frontage on Weaver
Dairy Road

Adjacent plaza to the west
Weaver Crossing

Adjacent plaza to the east
Timberlyne and plaza
outparcels

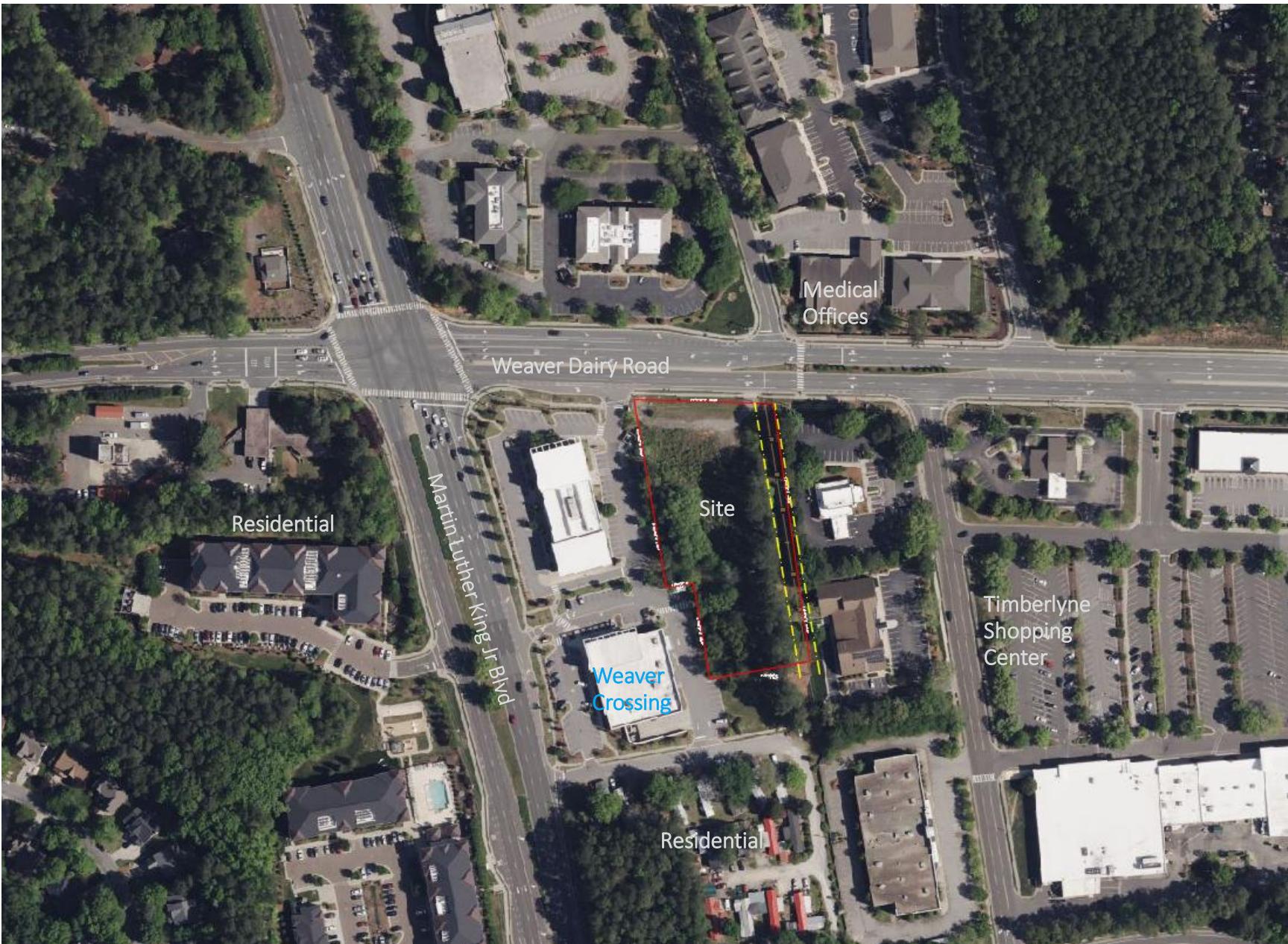
Residential uses to the
south

Located in the **MLK North**
Focus Area

Sub area D which supports:

- Multifamily
- Shops
- Offices
- Commercial
- Townhomes as a
secondary use

Location Lightbridge Project



Non-residential or mixed in the north end

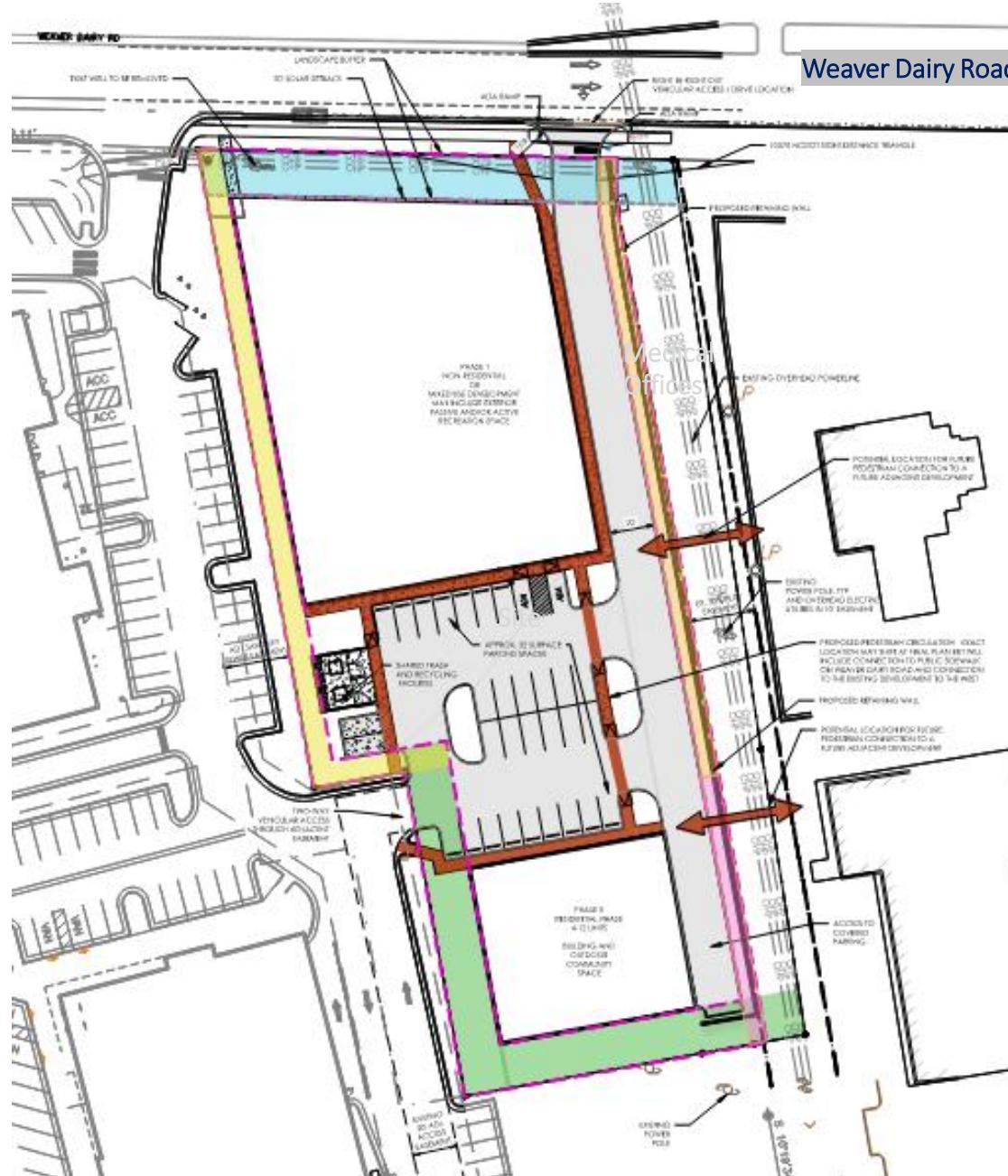
Residential use in the south end

Landscape buffers

- 20' 'C' with 50% plant materials
- 10' 'B' adjacent to existing planted buffer half planting
- 8' 'B' with limited tree plantings adjacent to electric easement
- 20' 'B' code buffer fully planted

Shared trash facility

Accommodation for future pedestrian connection to adjacent retail to the east



District Specific Plan Lightbridge Project

HOW THE PROJECT IS EXPECTED TO DEVELOP

Phase 1

1-story daycare center

34 Parking Spaces

Right in –right out drive Weaver Dairy Rd

Underground stormwater mitigation facility for whole site

Shared trash dumpster for whole site

Phase 2

4 townhomes, 2-story

Green space in front for communal tenant use

Meets most landscape buffer requirements



Proposed Project Lightbridge Project

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Land Use Efficiency

Small parcel development includes uses to expand mix of uses in the neighborhood

Housing Mix

Proposed residential units will be on the small end - 1600-1800 sf townhomes expected

Walkability

Pedestrian connections to Weaver Dairy and towards Martin Luther King Jr Blvd.

Within walking distance (1.4 mile) of services, grocery, public transit, employment, daycare

Access to transit

Less than ¼ mile to 2 different routes, and future NS BRT

Parking

Uses share parking spaces

Placemaking

Building located at street buffer setback, no parking between street and building

Shared outdoor area for residential units

Respect for surrounding uses

Non-residential will be on Weaver Dairy

Townhomes will provide the transition between non-residential and existing adjacent residential

Stormwater concerns

Meets 100-year storm event requirements

Consistency with Complete Community Strategies Lightbridge Project