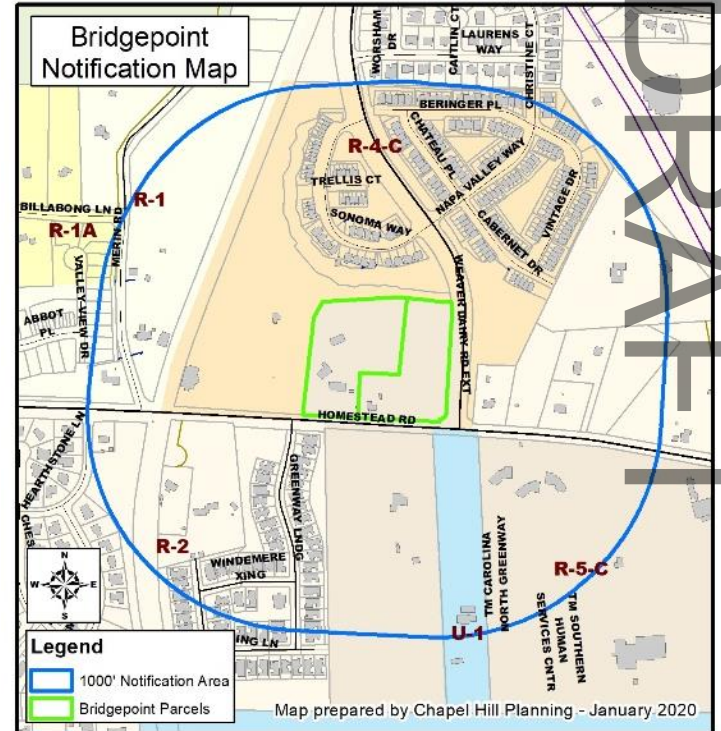




Bridgepoint—2214 & 2312 Homestead Rd. Conditional Rezoning

Town Council
Business Meeting

October 28, 2020



- Adopt the Resolution abandoning the 2010 Special Use Permit
- Adopt the Resolution of Consistency
- Enact Ordinance A, approving the Conditional Zoning Atlas Amendment

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**Town
Evaluation of
Application
According to
Standards**



**Report
Presented to
Advisory
Boards and
Commissions**



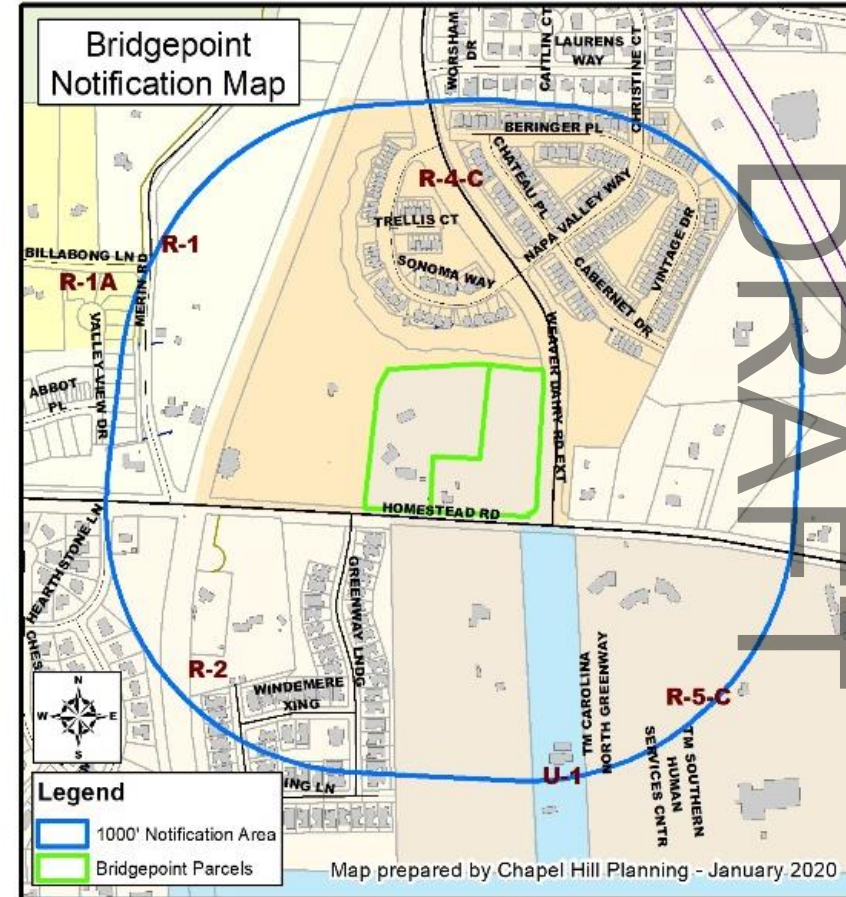
***Open
Public Hearing:
Report and
Recommendation
Presented to Town
Council
9.28.2020***



***Continue
Public
Hearing:
Closed
Hearing on
10.1.2020
Council
Action
10.30.2020***

2312 Homestead Rd – Project Summary

- 9.2 acre site
- Conditional Zoning
 - Currently R-5-C
 - Proposing R-5-CZD
- Demolish two existing dwellings and outbuildings
- Construct 53 townhouses

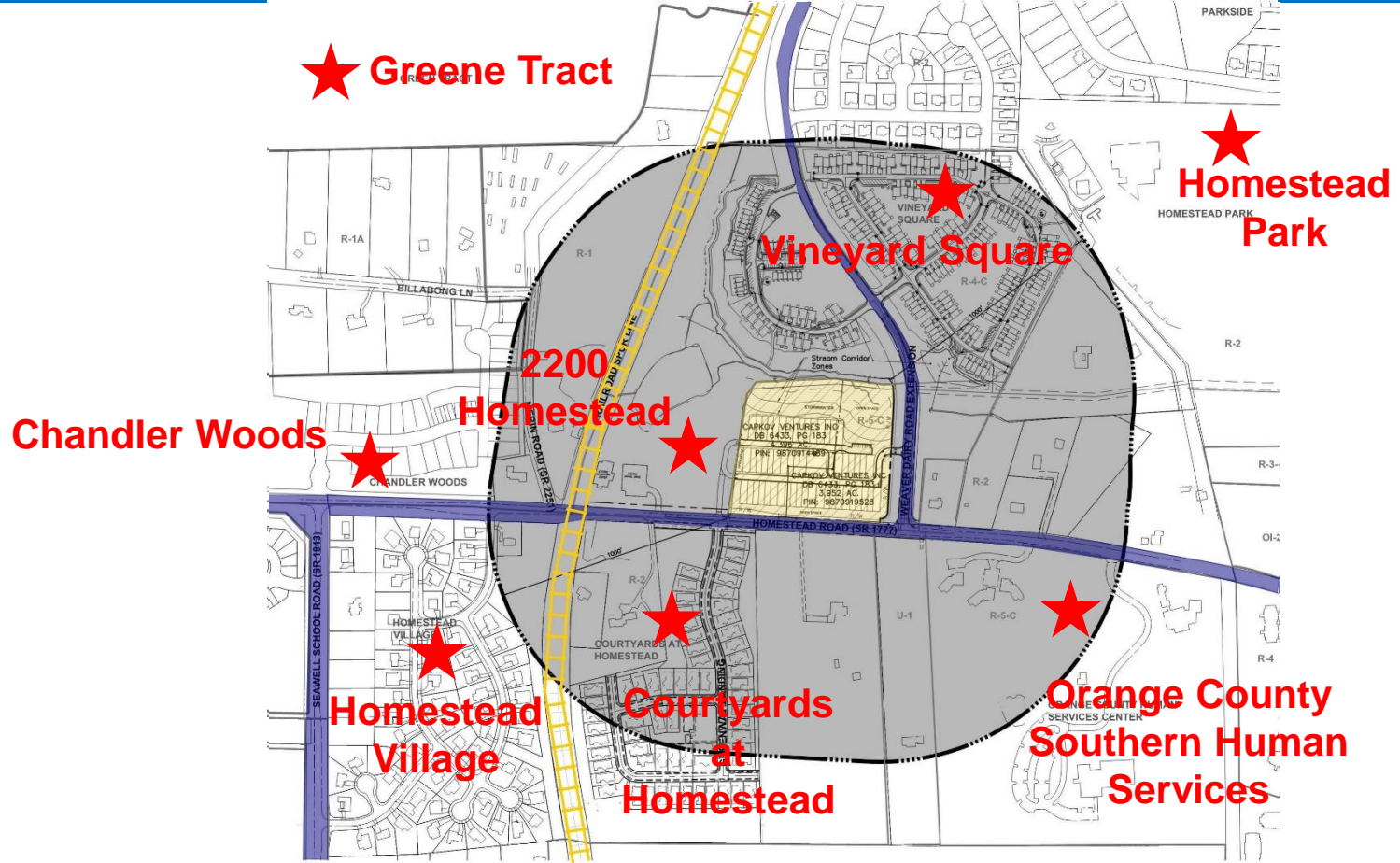


Bridgepoint– Revoke Existing Special Use Permit (SUP)

- May 24, 2010: Town Council approved a Special Use Permit (SUP) for commercial and residential development
- Applicant requesting to revoke the existing SUP and replace it with Conditional Zoning District

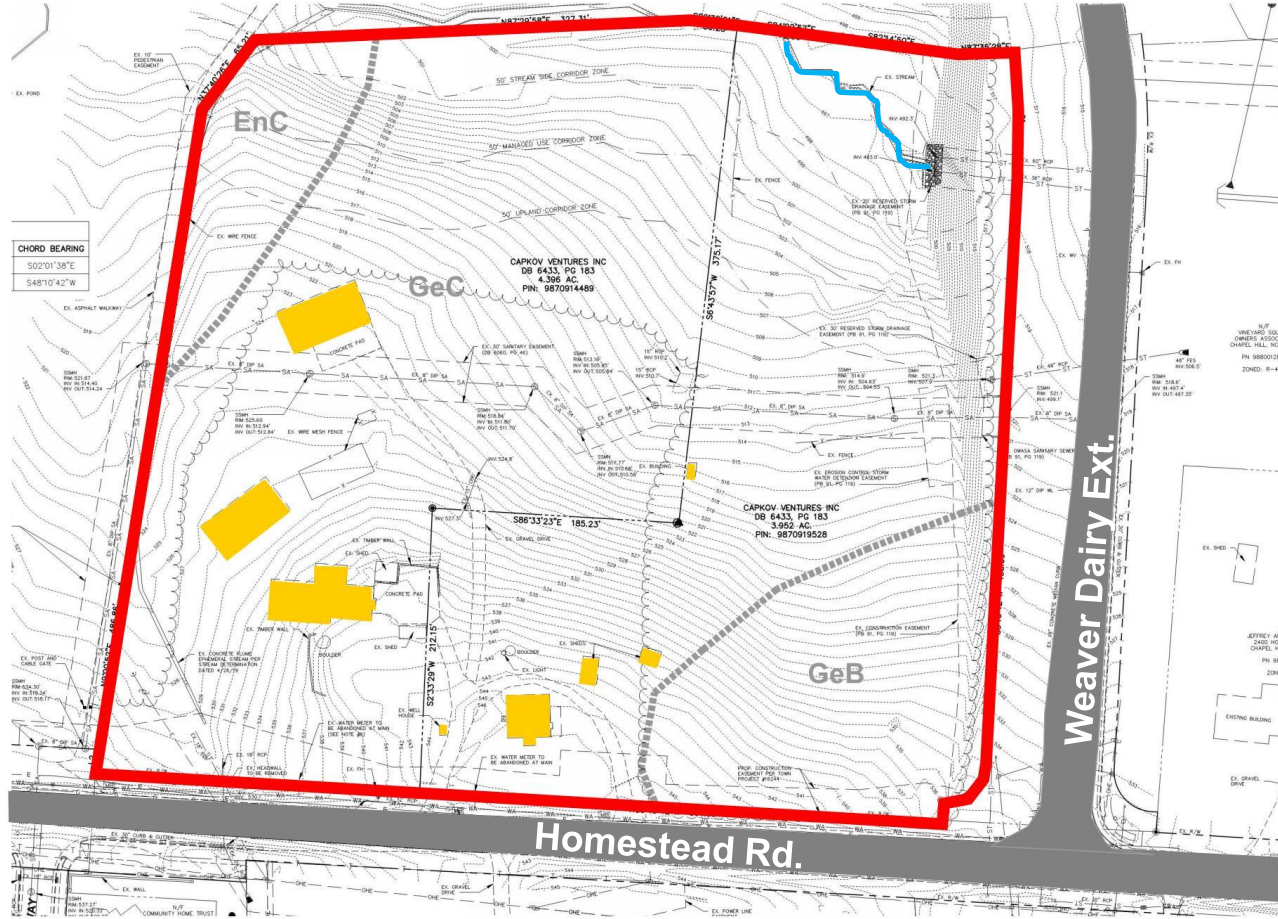
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2312 Homestead Rd – Project Location



DRAFT

2312 Homestead Rd – Existing Conditions



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2312 Homestead Rd – Site Plan



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2312 Homestead Rd – Modifications to Regulations

1. Section 3.6.3 Land Disturbance in the Resource Conservation District

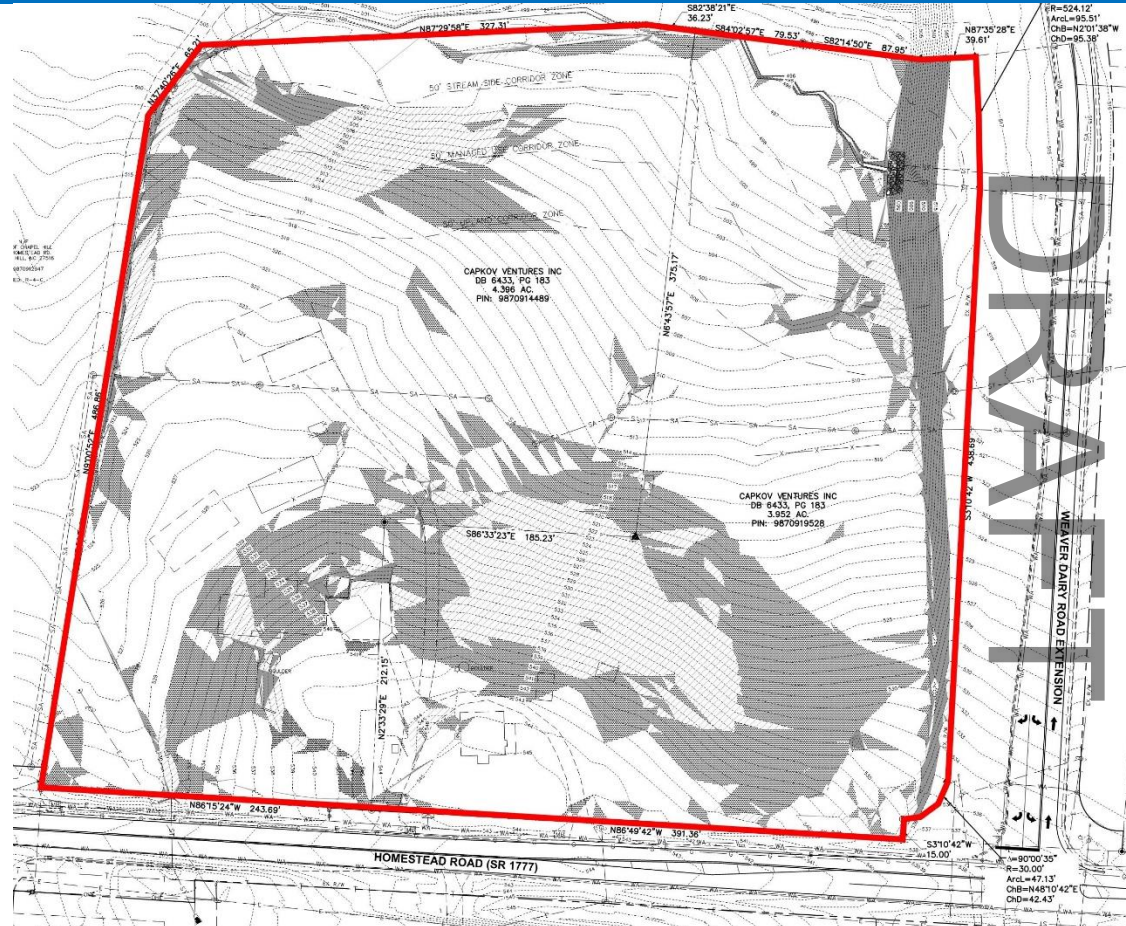
- Upland and Managed Use Zones limited to 40%
- Proposing 79% disturbance in Upland Zone



2312 Homestead Rd – Modifications to Regulations

2. Section 5.3.2 Steep Slopes

- Proposing to exceed 25% of area containing 25% or greater slopes.
- Total disturbed natural slopes 25% or greater is 2,133 SF.



3. Section 5.6.2 Landscape Screening & Buffering

- 15 ft. type 'B' modified buffer along the west side

4. Section 3.10 Inclusionary Zoning

- Required to provide 15%
- Proposing 5 units or 10.41%

5. Section D103 of the North Carolina Fire Prevention Code

- Proposing 26 ft. with valley curb and 27 ft. with standard curb adjacent to fire hydrant. Right-of-way width of 35 ft. remains unchanged.

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6. Section 5.4.6(d) General Performance Criteria for Stormwater Management

- Proposing to relocate an ephemeral stream

Other Considerations

- Recreation Area Payment in-lieu
- Homestead Road Multi-modal project

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- Adopt the Resolution of Consistency
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