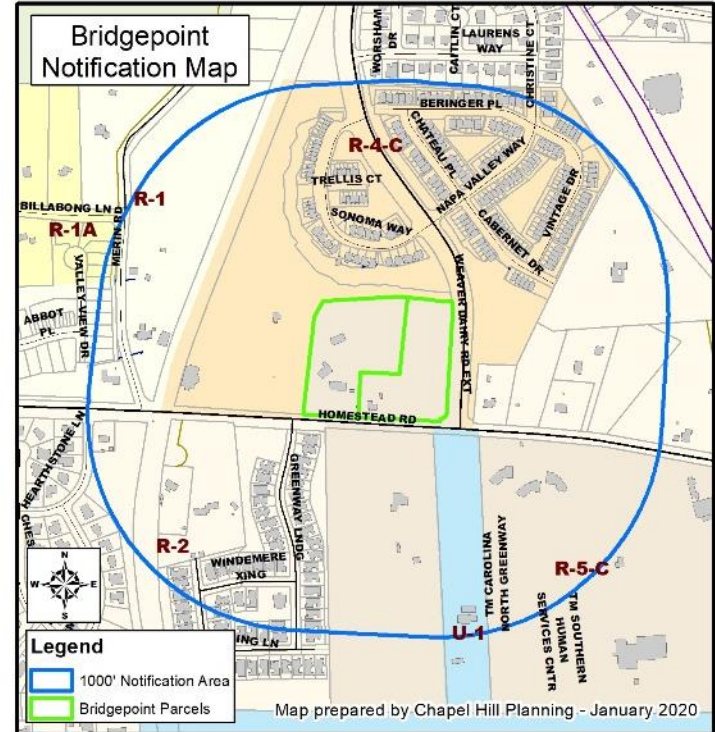




# Bridgepoint—2214 & 2312 Homestead Rd. Conditional Rezoning

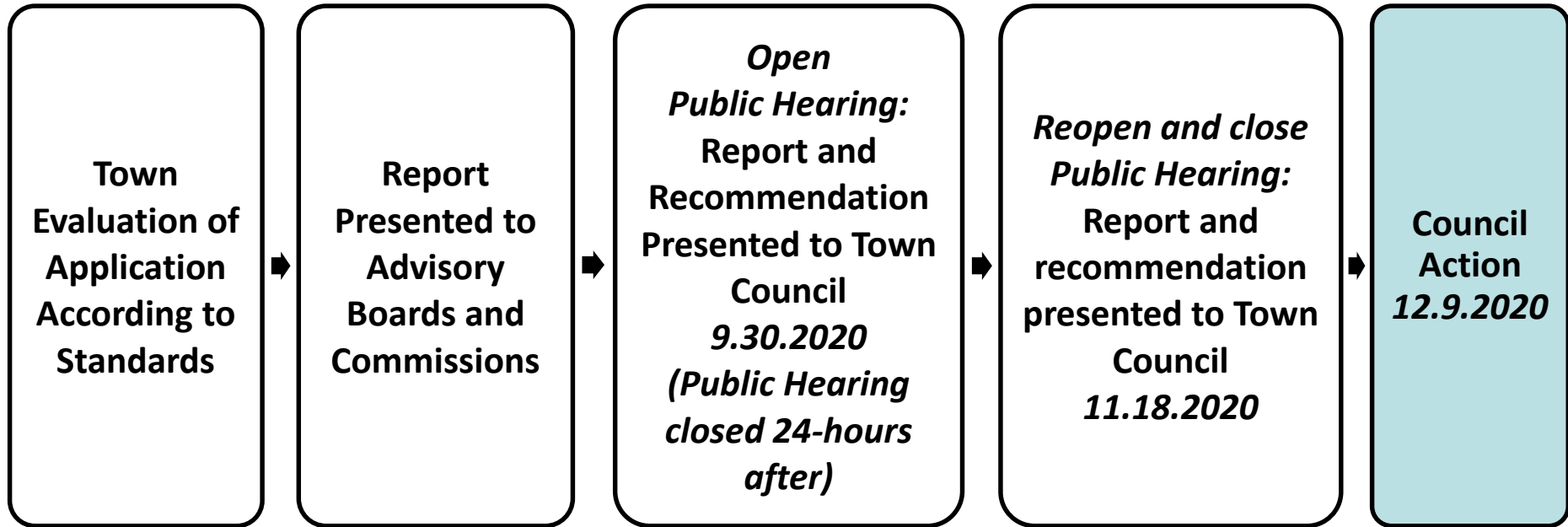
Town Council  
Regular Meeting

December 9, 2020



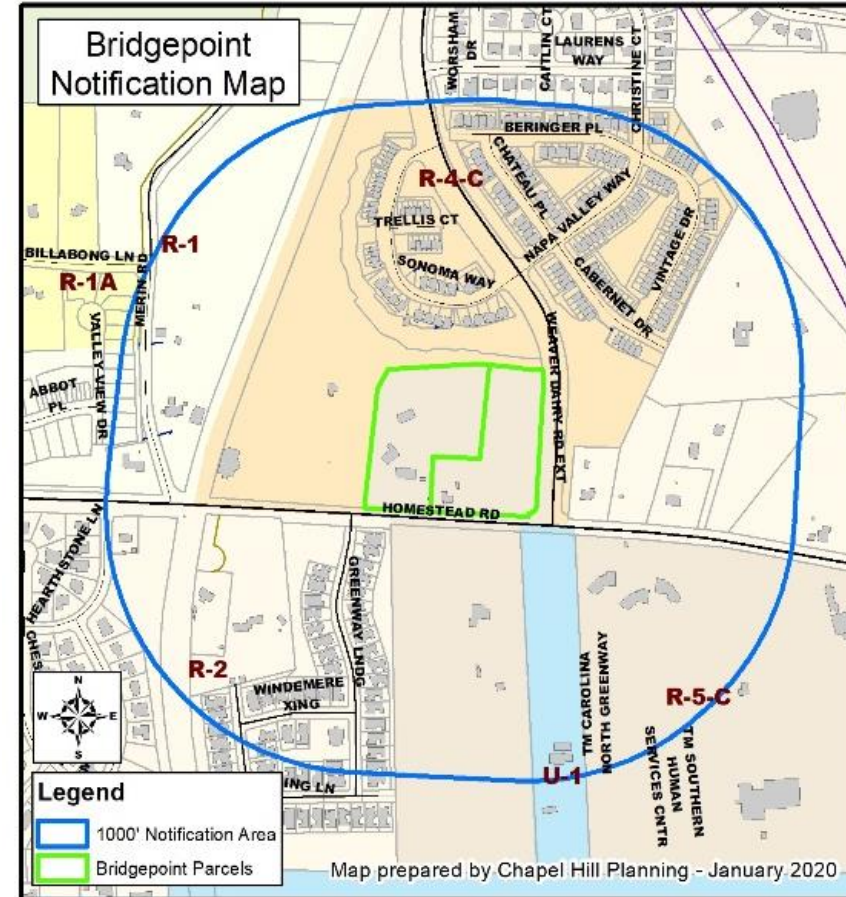
- Adopt Resolution #6 abandoning the 2010 Special Use Permit
- Adopt Resolution of Consistency (R-7)
- Enact Ordinance #1, approving the Conditional Zoning Atlas Amendment

# 2312 Homestead Road– Process



# 2312 Homestead Rd – Project Summary

- 9.2-acre site
- Conditional Zoning
  - Currently R-5-C
  - Proposing R-5-CZD
- Relocate two existing dwellings and demolish outbuildings
- Construct 54 townhouses



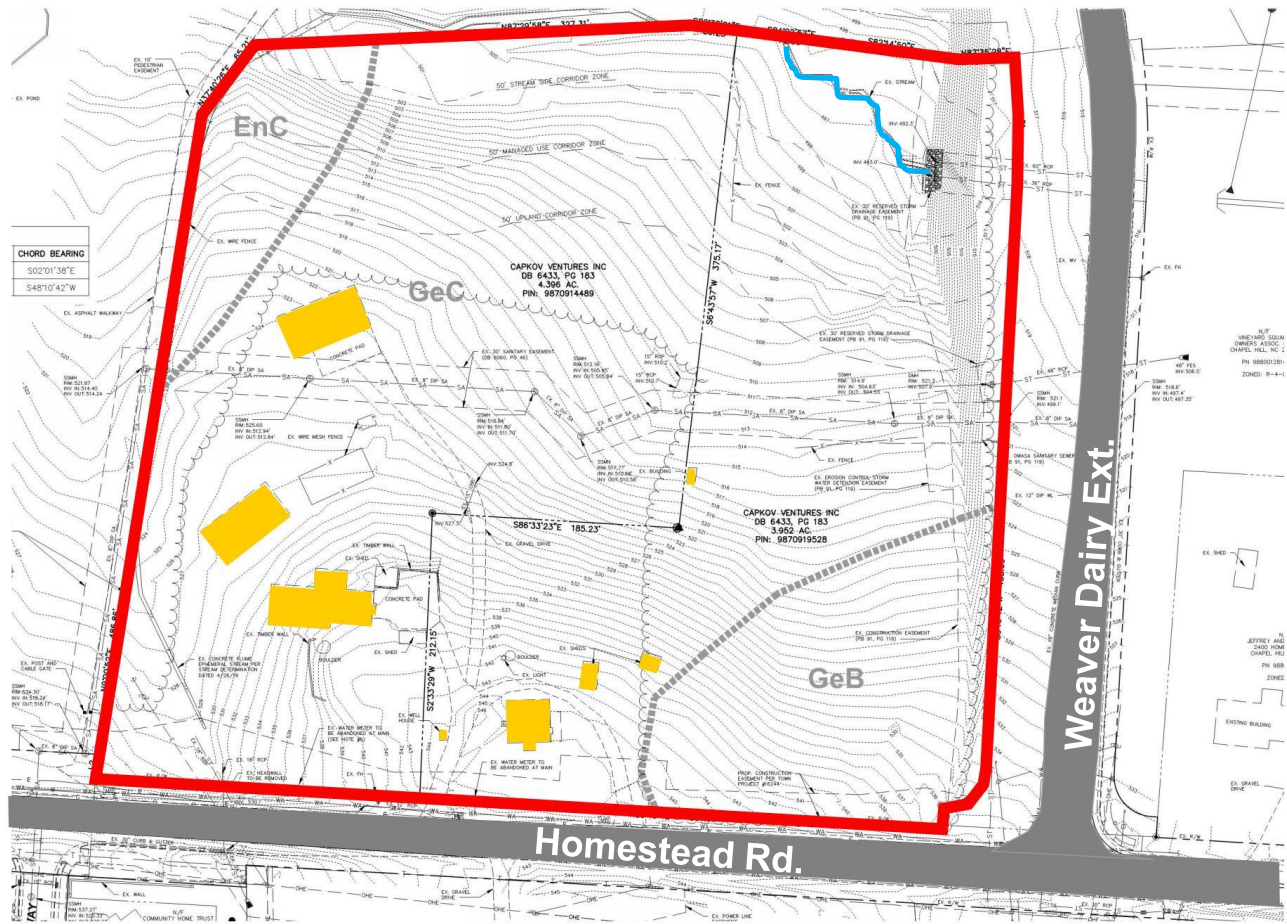
## Bridgepoint– Abandon Existing Special Use Permit (SUP)

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





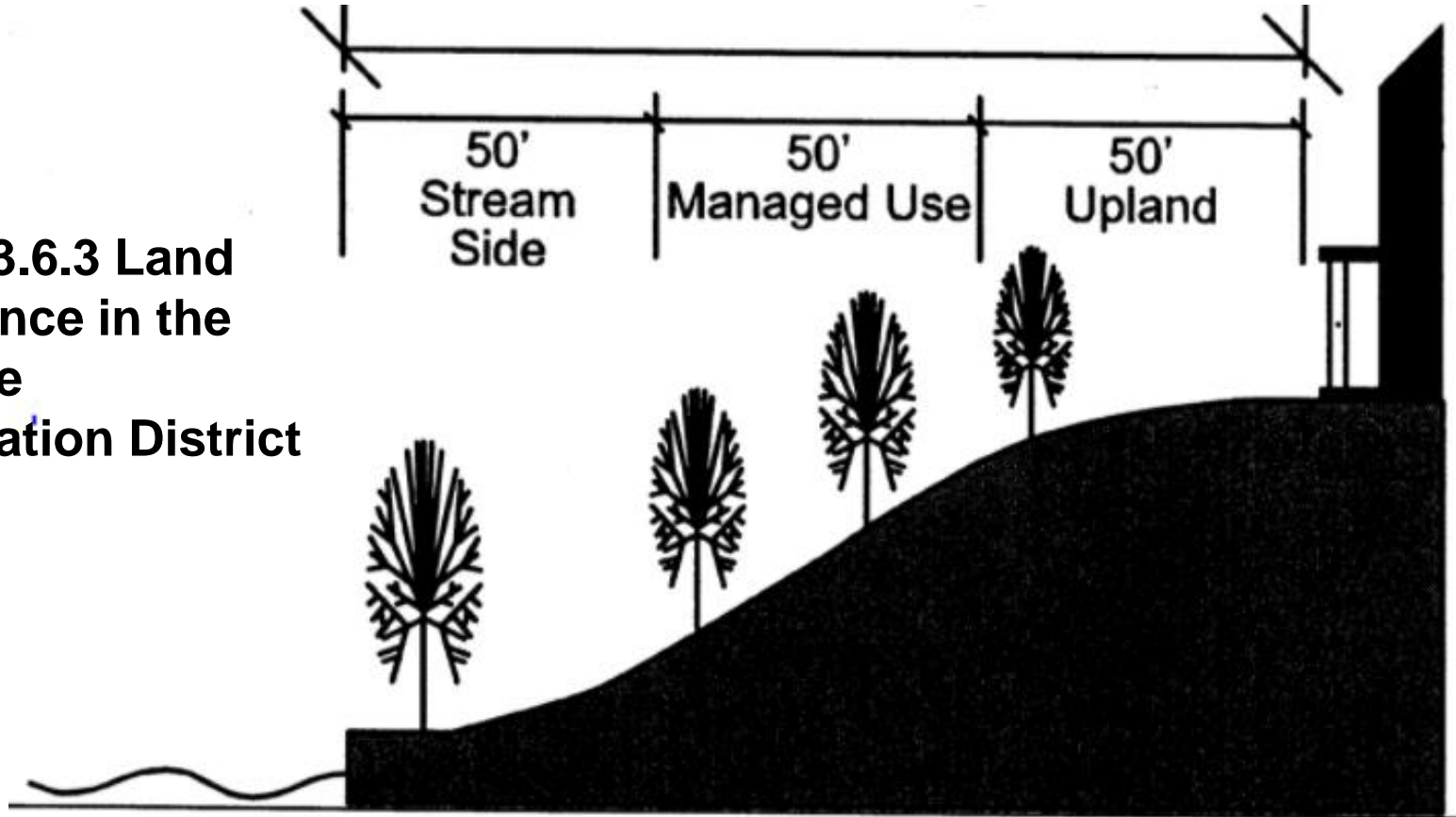
# 2312 Homestead Rd – Existing Conditions







## 1. Section 3.6.3 Land Disturbance in the Resource Conservation District (RCD)



# 2312 Homestead Rd – Modifications to Regulations

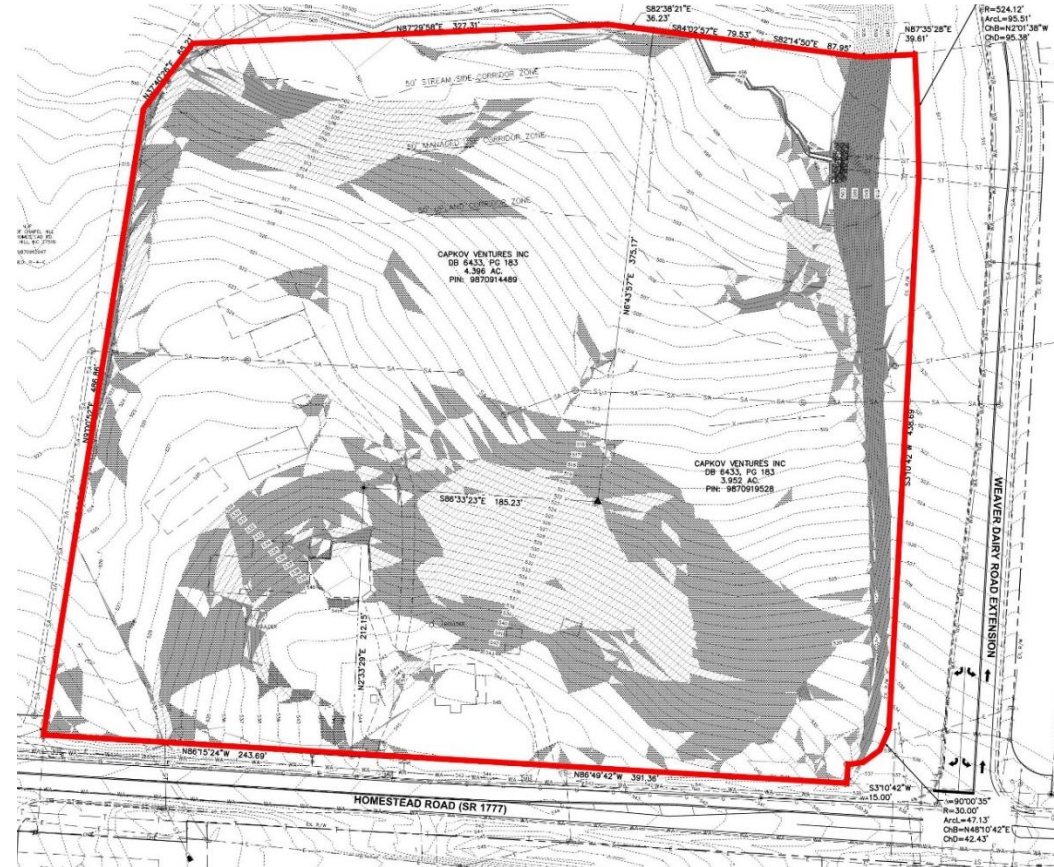
## 1. Section 3.6.3 Land Disturbance in the Resource Conservation District

	<b>Streamside Zone (20% Allowed)</b>	<b>Managed Use Zone (40% allowed)</b>	<b>Upland Zone (40% allowed)</b>
Initial Proposal (September 30 <sup>th</sup> )	0	19,664 SF (55%)	26,098 SF (94%)
Current Proposal (December 9 <sup>th</sup> )	0	8,939 (22%)	26,020 SF (58%)

# 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 of 17,779 SF of steep slopes on the site.
- Proposing to disturb 55% of the slopes
- 2,133 SF of disturbance occurring to natural slopes



## **3. Section 3.10 Inclusionary Zoning**

## **4. Section D103 of the North Carolina Fire Prevention Code**

## **5. Section 5.4.6(d) General Performance Criteria for Stormwater Management**

### **Other Considerations**

- Homestead Road Multi-modal project
- Easement for shared access with 2200 Homestead Road Project

- Adopt Resolution #6 abandoning the 2010 Special Use Permit
- Adopt Resolution of Consistency (R-7)
- Enact Ordinance #1, approving the Conditional Zoning Atlas Amendment