CONSIDER AN APPLICATION FOR MINOR SUBDIVISION REVIEW, 428 W. Cameron Ave

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
Judy Johnson, Operations Manager
Mike Klein, Planner

PROPERTY ADDRESS	**DATE**	**APPLICANT**
428 W. Cameron Avenue	May 1, 2018	Steve Hallstrom

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution A, approving the application, with stipulations.
Note: the Historic District Commission recommended denial of the application at their April 10, 2018 meeting.

NEXT STEPS

As part of the final plat approval, the applicant will demonstrate compliance with the Land Use Management Ordinance and the supplemental conditions identified in the attached resolution.

PROCESS

Cameron – McCauley Historic District minor subdividion applications are submitted to the Historic District Commission for recommendation prior to Planning Board consideration and action. Minor subdivision applications are evaluated based on compliance with:

1. the procedural and dimensional requirements of the Land Use Management Ordinance.

If the application meets the standards for subdivision set by the Land Use Management Ordinance, the Town is obligated to approve.

ORDINANCE

We believe that the proposed application, with the conditions proposed in the attached resolution, meets all regulations and standards in the Land Use Management Ordinance pertaining to minor subdivision. A checklist of these regulations and standards is included in the attached Project Summary.

No changes are proposed at this time to either of the existing structures.

PROJECT OVERVIEW

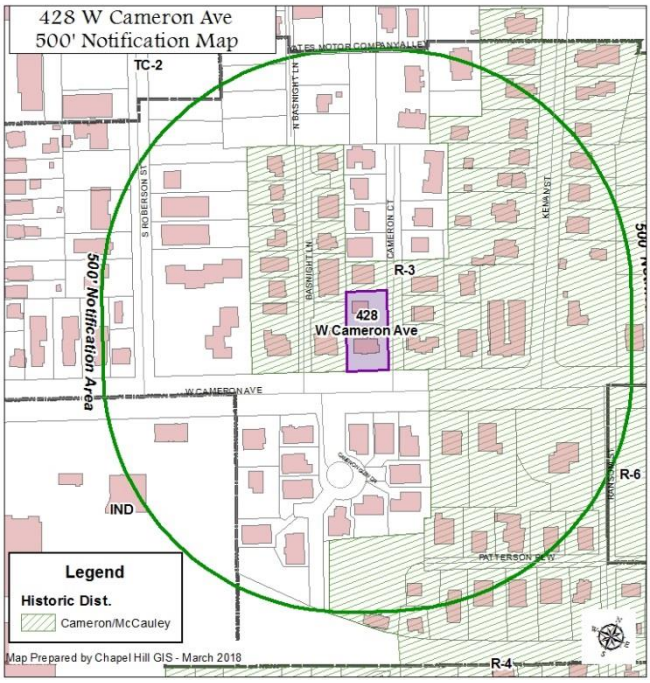
The application proposes an intervening property line on a lot of 14,292 sq. ft. of net land area between an existing single-family residence (428 W. Cameron Avenue) and a detached garage with accessory dwelling unit/ADU (122 Cameron Court) on the western corner of the intersection of W. Cameron Avenue and Cameron Court. Subsequent lot configuration will be as follows:

- 428 W. Cameron/Lot 1A will be left with 8,356.3 sq. ft. of net land area, and
- The smaller 122 Cameron Court/Lot 1B will have 5,935.9 sq. ft. of net land area.

The property is located in the Cameron-McCauley Historic District and within the Residential-3 (R-3) zoning district. The garage/ADU at 122 Cameron Court would convert from accessory use to primary use on the new smaller lot.

Both of the subsequent lots will meet the minimum 5,500 sq. ft. lot size requirement and dimensional standards for a lot in the Residential – 3 zoning district, and both are already served by OWASA.

PROJECT LOCATION



ATTACHMENTS

1. Project Summary Form
2. Resolution A
3. Resolution B
4. Application Form & Materials
5. Historic District Commission Recommendation

Project Summary

Site Description	
Project Name	428 W. Cameron Avenue – Mattox Subdivision
Address	428 W. Cameron Avenue / 122 Cameron Court
Property Description	14,292 square foot lot
Existing	Single-Family Residence with Accessory Dwelling Unit
Orange County Parcel Identifier Number	9788-15-9557
Zoning	Residential-3 (R-3); Cameron-McCauley Historic District

Regulatory Land Use Intensity

Design/LUMO Standards	Compliance with Ordinance	
Lot Layout Standards	Standard	Application
Setbacks	Street – 24 feet Interior – 8 feet Solar – 11 feet	Compliant except existing SFRES features a setback encroachment on the Cameron Court frontage; not aggravated by proposed subdivision.
Min. required gross lot area; R-3	5,500 sq. ft.	✓Lot 1A = 8,356.3 sq. ft. ✓Lot 1B = 5,935.9 sq. ft.
Min. required lot frontage; R-3	40 feet	✓Lot 1A; W. Cameron ✓Lot 1B; Cameron Ct.
Min. required lot width; R-3	50 feet	✓
Floor Area Ratio	NA	NA
Floor Area (maximum)	NA	NA
Vehicle Parking Spaces (maximum)	NA	NA
Front Yard Parking (maximum)	40%	✓ 428 W. Cameron/Lot 1A ✓ 122 Cameron Ct.
Setback Height (maximum)	29 feet	NA
Core Height (maximum)	60 feet	NA
Amount of Impervious Surface	NA	✓ <50%, each lot
Erosion and Sedimentation Control	NA	NA
Steep Slope Disturbance	NA	NA
Land Disturbance	NA	NA
Resource Conservation District Regulations	NA	NA
Watershed Protection District	NA	NA

✓ Meets Requirements; NA Not Applicable

RESOLUTION A
(Approving Application)

A RESOLUTION APPROVING AN APPLICATION FOR A MINOR SUBDIVISION FOR 428 W. CAMERON AVENUE (File No. 18-003)

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 428 W. Cameron Avenue Minor Subdivision, proposed by Steve Hallstrom, Freehold Land Surveys, on the property identified as Orange County Property Identification Number 9788-15-9557, if subdivided per the preliminary plat revision dated February 13, 2018, and the conditions listed below, would comply with the provisions of the Land Use Management Ordinance:

These findings are based on the following supplemental stipulations:

Stipulation Specific to the Development

1. That this approval shall be valid for one year from the date of approval subject to reapproval by the Town Manager in accordance with the provisions of the Land Use Management Ordinance.

2. That this approval shall authorize the creation of no more than two (2) lots.

3. That future development must comply with *Section 5.4 Stormwater Management* of the Land Use Management Ordinance.

4. That prior to recordation of the Final Plat, the property owner of 428 W. Cameron Avenue, at their own expense, will have sidewalk installed on the W. Cameron Avenue frontage of future Lot 1A, of the same width and material as the existing sidewalk on the western half of the block, connecting that sidewalk to Cameron Court, or provide a payment-in-lieu to the Town for future sidewalk construction.

5. That prior to recordation of the Final Plat, the property owner of 428 W. Cameron Avenue, at their own expense, will have Cameron Court paved to twenty (20) foot width for the full extent of the frontage of Lot 1A and Lot 1B on Cameron Court, to meet minimum standards for fire apparatus access.

6. That the property owner provide the necessary Certificate of Adequacy of Public Schools or an exemption prior to recordation of the Final Plat.

7. That future site improvements or redevelopment of either of the newly created lots requires issuance of a Zoning Compliance Permit and/or a Certificate of Appropriateness from the Town's Historic District Commission.

8. That the property owner provide the necessary owner(s) signatures, notarized, on a reproducible mylar, with a paper copy, prior to Town Manager approval of the Final Plat.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Chapel Hill hereby approves the application for a Minor Subdivision for 428. W Cameron Avenue in accordance with the plans and conditions listed above.

This the 1st day of May, 2018.

RESOLUTION B
(Denying Application)

A RESOLUTION DENYING AN APPLICATION FOR A MINOR SUBDIVISION FOR 428 W. CAMERON AVENUE (File No. 18-003)

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 428 W. Cameron Avenue minor subdivision, proposed by Steve Hallstrom, Freehold Land Surveys, on the property identified as Orange County Property Identification Number 9788-15-9557, if developed according to the revised plans dated February 13, 2018, and the conditions listed below, would not comply with the provisions of the Land Use Management Ordinance:

These findings are based on the following:

(INSERT REASONS FOR DENIAL)

BE IT FURTHER RESOLVED that the Planning Commission hereby denies the application for a minor subdivision for 428 W. Cameron Avenue.

This the 1st day of May, 2018.

MINOR SUBDIVISION APPLICATION

TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
Phone (919) 969-5066 *fax* (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788-15-9557 Date: 11/20/17

Section A: Project Information

Project Name: Minor Subdivision of Lot 1, The Blanche S Mattox Heirs

Property Address: 428 W Cameron Ave, 122 Cameron Ct Zip Code: 27516

Existing Zoning District: R-3

Project Description: Divide Lot 1, The Blanche S. Mattox Heirs, P.B. 61-183

Section B: Applicant, Owner, and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Steve Hallstrom

Address: PO Box 188

City: Carrboro State: NC 27510

Phone: 919.929.8090 Email: steve@freeholdlandsurveys.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____

Owner/Contract Purchaser Information:

☒ **Owner** ☐ **Contract Purchaser**

Name: Cameron & Cameron Holdings, LLC

Address: 673 Wampler Dr

City: Charleston State: SC Zip Code: 29412

Phone: 9193026845 Email: malidaremax@gmail.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: _____ Date: _____

PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Application Type: Minor Subdivision Date: 11/20/17

Project Name: Minor Subdivision of Lot 1, The Blanche S. Mattox Heirs

Use Type: (*check/list all that apply)*

☐ Office/Institutional ■ Residential ☐ Mixed-Use ☐ Other: _____

Overlay District: *(check all that apply)*

■ Historic District ☐ Neighborhood Conservation District ☐ Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	14292.3	sq. ft.
Choose one, or both, of the following (a or b), not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	1429	sq. ft.
	b) Credit Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	15721.5	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Areas

Special Protection Areas: (*check all those that apply*)

☐ Jordan Buffer ☐ Resource Conservation District ☐ 100 Year Floodplain ☐ Watershed Protection District

Land Disturbance	**Total (sq. ft.)**
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	0
Area of Land Disturbance within RCD	0
Area of Land Disturbance within Jordan Buffer	0

Impervious Areas	**Existing (sq. ft.)**	**Demolition (sq. ft.)**	**Proposed (sq. ft.)**	**Total (sq. ft.)**
Impervious Surface Area (ISA)	3578	0	1822, 1756	3578
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	22.8%	0	20% , 27%	22.8%
If located in Watershed Protection District, % of impervious surface on 7/1/1993				

PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings	2*	0	0	2*
Number of Floors	3.5*	0	0	3.5*
Recreational Space	0	0	0	0

*From tax card

Residential Space				
Dimensional Unit (sq. ft.)	**Existing (sq. ft.)**	**Demolition (sq. ft.)**	**Proposed (sq. ft.)**	**Total (sq. ft.)**
Floor Area (all floors – heated and unheated)	2488*	0	0	2488*
Total Square Footage of All Units	2488*	0	0	2488*
Total Square Footage of Affordable Units				
Total Residential Density				
Number of Dwelling Units	2*	0	0	2*
Number of Affordable Dwelling Units				
Number of Single Bedroom Units	1	0	0	1
Number of Two Bedroom Units				
Number of Four Bedroom Units	1	0	0	1

Non-Residential Space *(Gross Floor Area in Square Feet)*					
Use Type	**Existing**	**Proposed**	**Uses**	**Existing**	**Proposed**
Commercial					
Restaurant			**# of Seats**		
Government					
Institutional					
Medical					
Office					
Hotel			**# of Rooms**		
Industrial					
Place of Worship			**# of Seats**		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	24’	38.3’, 15.5’	38.3’, 15.5’, 34’
	Interior (neighboring property lines)	8’	18.3’, 24.8’	18.3’, 24.8’, 26.1, 20.9
	Solar (northern property line)	11’	24.8	24.8, 26.1
Height	Primary	29		

(maximum)	Secondary	60		
Streets	Frontages	40	84.89	84.89, 70
	Widths	50	84.89	84.89, 70

PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section E: Adjoining or Connecting Streets and Sidewalks

(Note: For approval of proposed street names, contact the Engineering Department)

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
Cameron Ct	40	14.6	2	☐ Yes	☐ Yes
Cameron Ave	86	47.2	2	☒ Yes	☐ Yes

List Proposed Points of Access (Ex: Number, Street Name):

*if existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	**Dimensions**	**Surface**	**Handicapped Ramps**
			☐ Yes ☐ No ☐ N/A
			☐ Yes ☐ No ☐ N/A

Section F: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces			8
Handicap Spaces			
Total Spaces			8
Loading Spaces			
Bicycle Spaces			
Surface Type	Gravel and garage		

Section G: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
			☐ Yes	☐ Yes
			☐ Yes	☐ Yes
			☐ Yes	☐ Yes
			☐ Yes	☐ Yes

PROJECT FACT SHEET

TOWN OF CHAPEL HILL
Planning Department

Section H: Land Use Intensity

Check all that apply:

Water	☒ OWASA	☐ Individual Well	☐ Community Well	☐ Other
Sewer	☒ OWASA	☐ Individual Septic Tank	☐ Community Package Plant	☐ Other
Electrical	☒ Underground	☐ Above Ground		
Telephone	☐ Underground	☒ Above Ground		
Solid Waste	☒ Town	☐ Private		

Existing Zoning District: R-3
Proposed Zoning Change *(if any)*: None

Note: Refer to Table 3-8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

Zoning – Area – Ratio			**Impervious Surface Thresholds**			**Minimum and Maximum Limitations**	
Zoning District(s)	**Floor Area Ratio (FAR)**	**Recreation Space Ratio (RSR)**	**Low Density Residential (0.24)**	**High Density Residential (0.50)**	**Non-Residential (0.70)**	**Maximum Floor Area (MFA) = FAR x GLA**	**Minimum Recreation Space (MSR) = RSR x GLA**
R-3	.162						
TOTAL				.5		2546.9	
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

MAJOR SUBDIVISION APPLICATION SUBMITTAL REQUIREMENTS

TOWN OF CHAPEL HILL
Planning Department

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 969-5066 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

	Application fee (including Engineering Review fee) (refer to fee schedule)	Amount Paid $
	Pre-application meeting – with appropriate staff	
	Digital Files – provide digital files of all plans and documents	
	Recorded Plat or Deed of Property	
	Recordable Plat of easements, right-of-way, and dedications, if applicable	
	Deed history of parent tract since October 8, 1956	
	Project Fact Sheet	
	Street Addressing (Engineering Department)	
	Utility Service clearance	
	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)	
	Mailing fee for above mailing list	Amount Paid $
	Written Narrative describing the proposal	
	Jurisdictional Wetland Determination – if applicable	
	Stream Determination – necessary for all submittals	
	Reduced Site Plan Set (reduced to 8.5" x 11")	

Plan Sets (3 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable

Area Map

a) Project name, applicant, contact information, location, PIN, & legend
b) Dedicated open space, parks, & greenways
c) Overlay Districts, if applicable
d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, & corporate limit lines
e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, & street names
f) 1,000' notification boundary

Existing Conditions Plan

a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
b) Location of all existing structures and uses
c) Existing property line and right-of-way lines
d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
e) Nearest fire hydrants
f) Nearest bus shelters and transit facilities
g) Existing topography at minimum 2-foot intervals and finished grade
h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers, & Watershed boundaries

Detailed Site Plan

a) Proposed building locations and envelopes
b) Driveway locations

Landscape Protection Plan

c) Proposed setbacks
a) Rare, specimen, and significant tree survey within 50 feet of construction area
b) Rare and specimen tree critical root zones
c) Significant tree stand survey

Steep Slopes Plan

a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater

428 W Cameron Street/122 Cameron Ct Subdivision Written Narrative

February 14, 2018

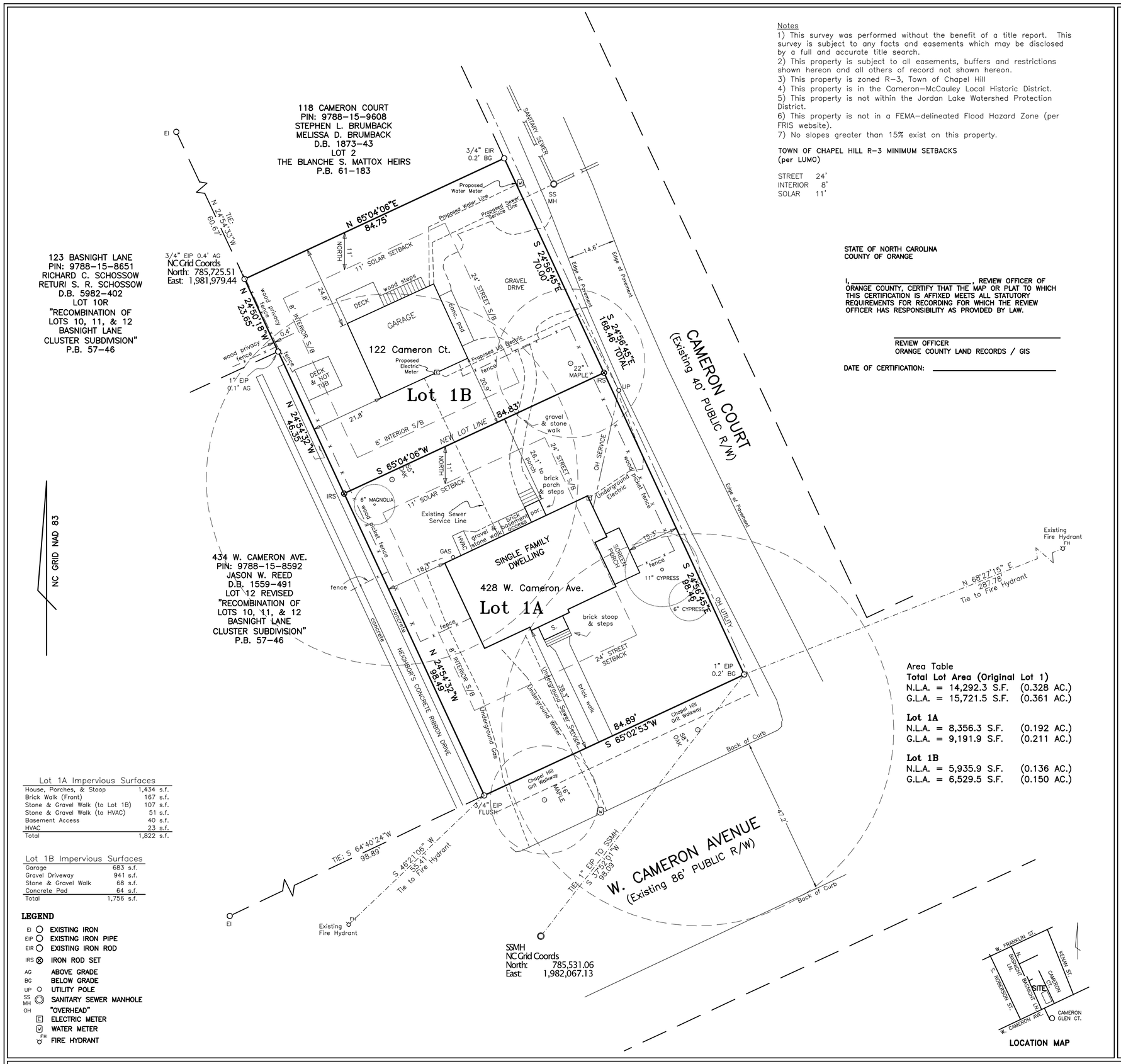
I wish to subdivide the land at 428 W Cameron St/122 Cameron Ct into two lots.

Lot 1A will be 8,356.3 square feet net land area (9,191.9 square feet gross land area).

Lot 1B will be 5,935.9 square feet net land area (6,529.5 square feet gross land area).

James Arnold

James Arnold



Notes

1) This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
2) This property is subject to all easements, buffers and restrictions shown hereon and all others of record not shown hereon.
3) This property is zoned R-3, Town of Chapel Hill
4) This property is in the Cameron-McCauley Local Historic District.
5) This property is not within the Jordan Lake Watershed Protection District.
6) This property is not in a FEMA-delineated Flood Hazard Zone (per FRIS website).
7) No slopes greater than 15% exist on this property.

TOWN OF CHAPEL HILL R-3 MINIMUM SETBACKS (per LUMO)

STREET	24'
INTERIOR	8'
SOLAR	11'

STATE OF NORTH CAROLINA
COUNTY OF ORANGE

I, _____, REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

_____
REVIEW OFFICER
ORANGE COUNTY LAND RECORDS / GIS

DATE OF CERTIFICATION: _____

Area Table

Total Lot Area (Original Lot 1)
N.L.A. = 14,292.3 S.F. (0.328 AC.)
G.L.A. = 15,721.5 S.F. (0.361 AC.)

Lot 1A
N.L.A. = 8,356.3 S.F. (0.192 AC.)
G.L.A. = 9,191.9 S.F. (0.211 AC.)

Lot 1B
N.L.A. = 5,935.9 S.F. (0.136 AC.)
G.L.A. = 6,529.5 S.F. (0.150 AC.)

Lot 1A Impervious Surfaces

House, Porches, & Stoop	1,434 s.f.
Brick Walk (Front)	167 s.f.
Stone & Gravel Walk (to Lot 1B)	107 s.f.
Stone & Gravel Walk (to HVAC)	51 s.f.
Basement Access	40 s.f.
HVAC	23 s.f.
Total	1,822 s.f.

Lot 1B Impervious Surfaces

Garage	683 s.f.
Gravel Driveway	941 s.f.
Stone & Gravel Walk	68 s.f.
Concrete Pad	64 s.f.
Total	1,756 s.f.

LEGEND

- EI — EXISTING IRON
- EIP — EXISTING IRON PIPE
- EIR — EXISTING IRON ROD
- IRS — IRON ROD SET
- AG — ABOVE GRADE
- BG — BELOW GRADE
- UP — UTILITY POLE
- SS MH — SANITARY SEWER MANHOLE
- OH — "OVERHEAD"
- E — ELECTRIC METER
- W — WATER METER
- FH — FIRE HYDRANT

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION(DEED DESCRIPTION RECORDED IN BOOK 6021, PAGE 263); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS A MAXIMUM OF 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY:
A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
C. ANY ONE OF THE FOLLOWING:
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
2. THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE;
3. THAT THE SURVEY IS A CONTROL SURVEY; OR;
4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.
D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 13th DAY OF FEBRUARY, 2018

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083

PRELIMINARY PLAT – NOT FOR RECORDATION, CONVEYANCES OR SALES

MINOR SUBDIVISION OF LOT 1, THE BLANCHE S. MATTOX HEIRS

PROPERTY OF

Cameron & Cameron Holdings LLC

PROPERTY ADDRESSES:
428 W. CAMERON AVENUE
122 CAMERON COURT

LOT 1, THE BLANCHE S. MATTOX HEIRS
PIN REFERENCE: 9788-15-9557
DEED REFERENCE: 6021-263
PLAT REFERENCE: 61-183

OWNER'S ADDRESS
CAMERON & CAMERON HOLDINGS LLC
673 WAMPLER DR.
CHARLESTON, NC 29412

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

REV: FEB. 13, 2018
REV: FEB. 1, 2018
PLAT: NOV. 13, 2017
SURVEY DATE: OCT. 19, 2017

SCALE: 1" = 20'

0 10 20 40 60 80

FREEHOLD LAND SURVEYS, INC. C-165

P.O. BOX 188, CARRBORO, NC 27510
1777 FORDHAM BLVD. SUITE 104
CHAPEL HILL, NC 27514
PHONE 919-929-8090

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083

J14570

20150928000194370 1/2

20150928000194370 DEED
Bk:RB6021 Pg:263
09/28/2015 04:16:46 PM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co,NC
Recording Fee: $26.00
NC Real Estate TX: $.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. 9788-15-9557 Verified by _____ County on the ____ day of_____, 20_____
By:_____

Mail/Box to: A. Scott Jackson, PO Box 3463, Greensboro, NC 27402

This instrument was prepared by: A. Scott Jackson (w/o title search or opinion)

Brief description for the Index: Lot 1, Blanche S. Mattox Heirs, PB 61, P 183

THIS DEED made this 25th day of September, 2015, by and between

GRANTOR	GRANTEE
James B. Arnold, unmarried 6 Hines Park Lane Greensboro, NC 27455	Cameron & Cameron Holdings LLC a North Carolina limited liability company 6 Hines Park Lane Greensboro, NC 27455

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Chapel Hill, Chapel Hill Township, Orange County, North Carolina and more particularly described as follows:

BEING ALL of Lot No. 1, BLANCHE S. MATTOX HEIRS, as shown in Plat Book 61, Page 183, Orange County Registry, to which plat reference is made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book RB5368 page 257.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 61 page 183.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, restrictions and rights of way of record, governmental regulations, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

James B. Arnold

James B. Arnold

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that James B. Arnold personally came before me this day and acknowledged his execution of the foregoing instrument. Witness my hand and Notarial stamp or seal, this 25th day of September, 2015 2014

Serena Hernandez

Serena Hernandez Notary Public

Notary's Printed or Typed Name

My Commission Expires: Sept. 6th, 2017

(Affix Seal)

SERENA HERNANDEZ NOTARY PUBLIC GUILFORD COUNTY, NC

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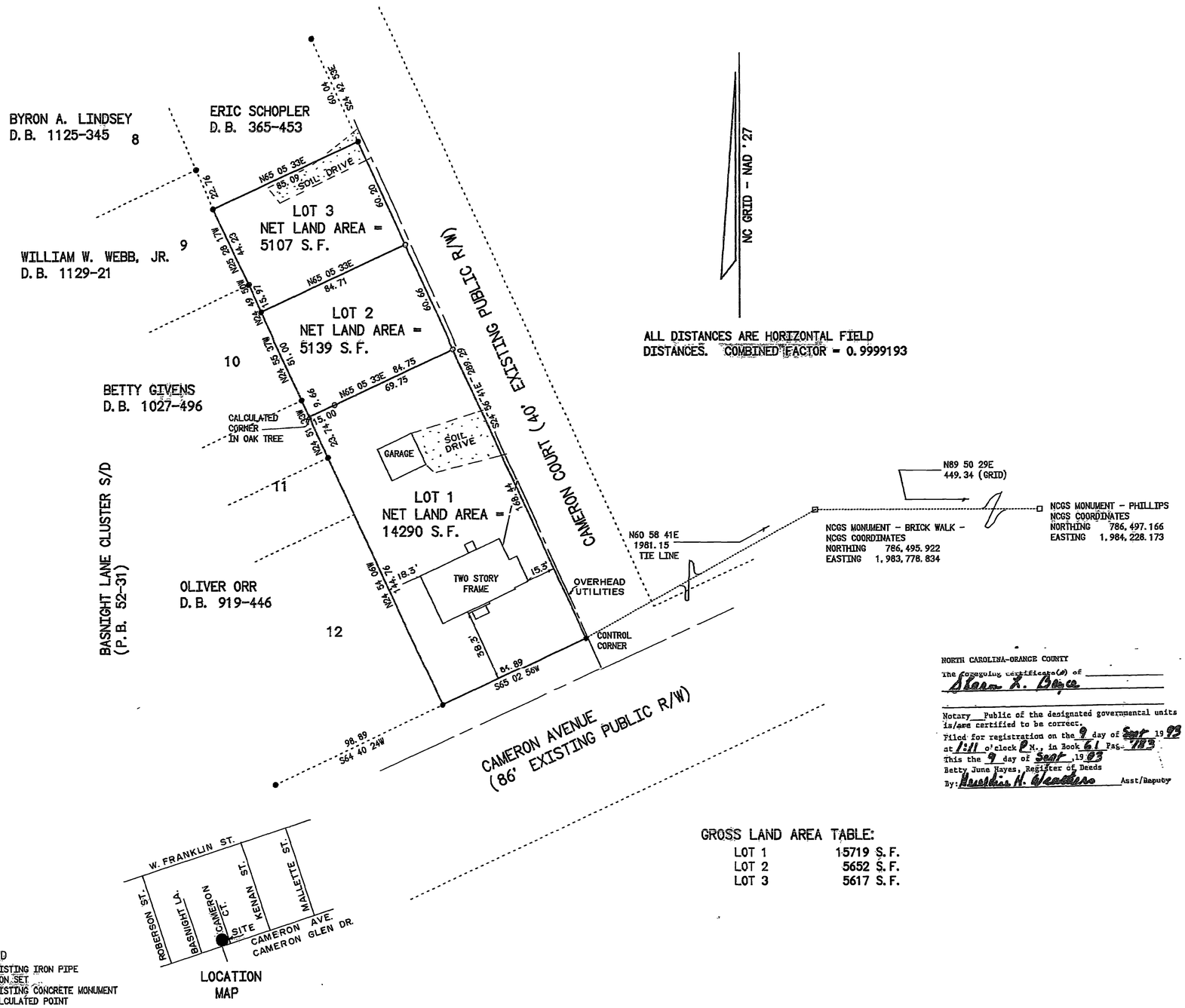
Book 61 Page 183

FILED
BOOK/FILE # 61 PAGE # 183
'93 SEP 9 PM 1 11
BETTY JUNE HAYES
REGISTER OF DEEDS
ORANGE COUNTY, N C



ALL DISTANCES ARE HORIZONTAL FIELD DISTANCES. COMBINED FACTOR = 0.9999193

LEGEND
- ● EXISTING IRON PIPE
- ○ IRON SET
- □ EXISTING CONCRETE MONUMENT
- △ CALCULATED POINT

GROSS LAND AREA TABLE:

LOT 1	15719 S.F.
LOT 2	5652 S.F.
LOT 3	5617 S.F.

NORTH CAROLINA-ORANGE COUNTY
The foregoing certificate(s) of Sharon R. Boyce
Notary Public of the designated governmental units is/are certified to be correct.
Filed for registration on the 9 day of Sept 1993
at 1:11 o'clock P.M., in Book 61 Page 183
This the 9 day of Sept, 1993
Betty June Hayes, Register of Deeds
By: Heather H. Weathers Asst/Deputy

I, STEPHEN E. WILSON, HEREBY CERTIFY THAT UNDER MY DIRECTION AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY (REFERENCES AS NOTED), THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION AS NOTED; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED.

I FURTHER CERTIFY THAT THIS SURVEY IS A SUBDIVISION OF AN EXISTING PARCEL OF LAND WHICH IS IN THE TOWN OF CHAPEL HILL WHICH HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND OFFICIAL STAMP OR SEAL THIS 10TH DAY OF AUGUST, 1993.

STEPHEN E. WILSON, REGISTERED LAND SURVEYOR, L-1370

NORTH CAROLINA, ORANGE COUNTY

I, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT STEPHEN E. WILSON, REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 10TH DAY OF AUGUST, 1993.

Sharon R. Boyce
NOTARY PUBLIC — MY COMMISION EXPIRES JANUARY 27TH, 1996

NORTH CAROLINA REGISTERED SEAL X L-1370 LAND SURVEYOR STEPHEN E. WILSON

SHARON R. BOYCE NOTARY *** PUBLIC CHATHAM COUNTY, N.C.

Recording of this document does not require subdivision approval of the Town of Chapel Hill as provided in Section 17.2 of the Chapel Hill Development Ordinance.
J Blue Lyon
Town of Chapel Hill 9/7/93

A SUBDIVISION OF THE PROPERTY OF

THE BLANCHE S. MATTOX HEIRS

OWNER:
THE BLANCHE S. MATTOX HEIRS
% MS. ALICE S. CLINE
2713 WYCLIF ROAD
RALEIGH, N.C. 27606

#1: 9788.15.9557
7.86.A.35
#2: 9788.15.9608
7.86.A.35A
#3: 9788.15.8773
7.86.A.35B

DEED REFERENCE 107-342
TAX MAP REFERENCE 7.86.A.35
PARENT PIN 9788-15-9626 AND

428 W. CAMERON STREET

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

SCALE 1 INCH = 40 FEET — AUGUST 6, 1993

40 0 20 40 80 120

Freehold Land Surveys, Inc.

113 W. MAIN STREET
P. O. BOX 188, CARRBORO, NC 27510
PHONE 919-929-8090
FAX 919-942-0698

STEPHEN E. WILSON — REGISTERED LAND SURVEYOR — L-1370
CHARLES R. BILLINGS — REGISTERED LAND SURVEYOR — L-2711
JOB NO. 14570

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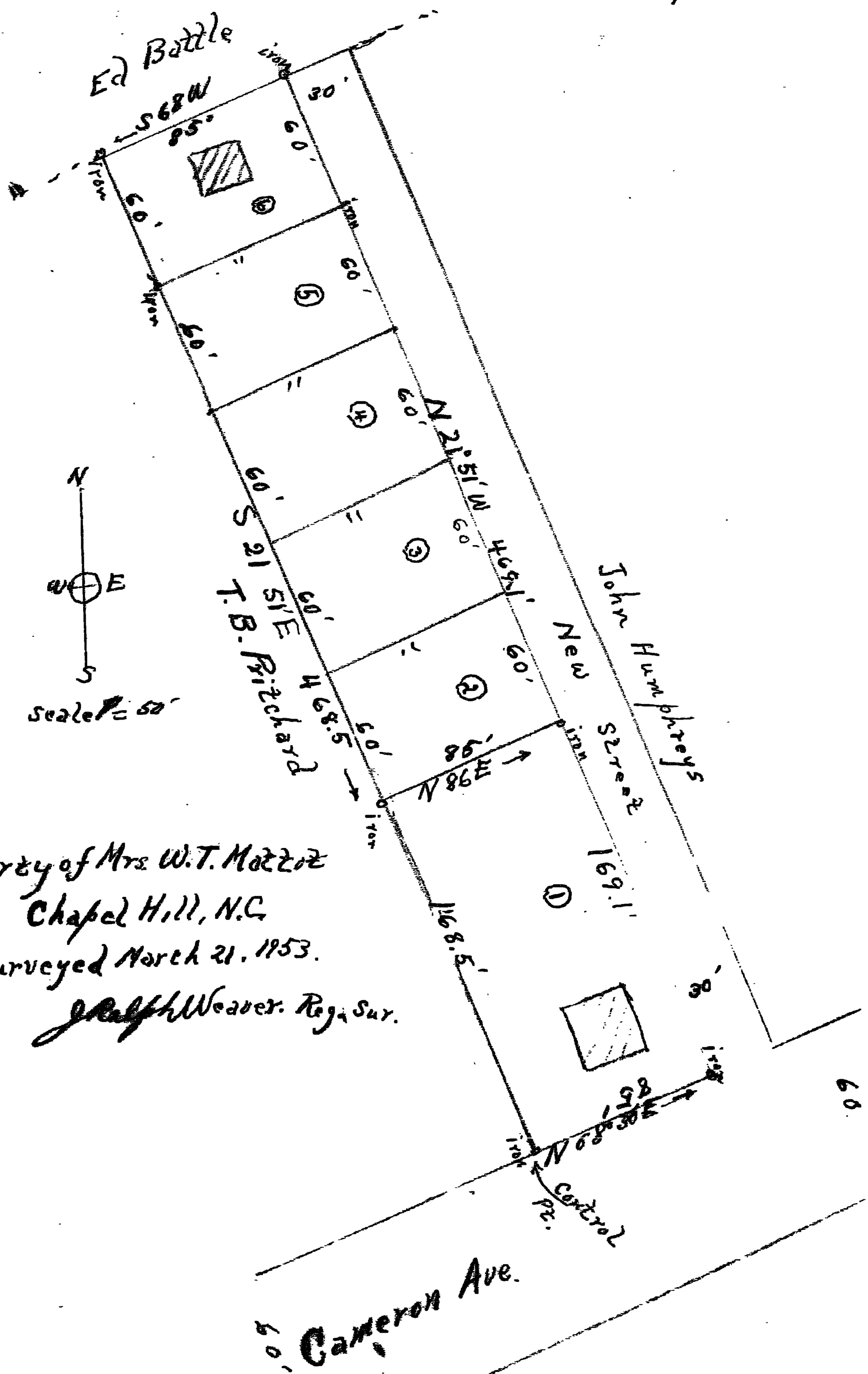
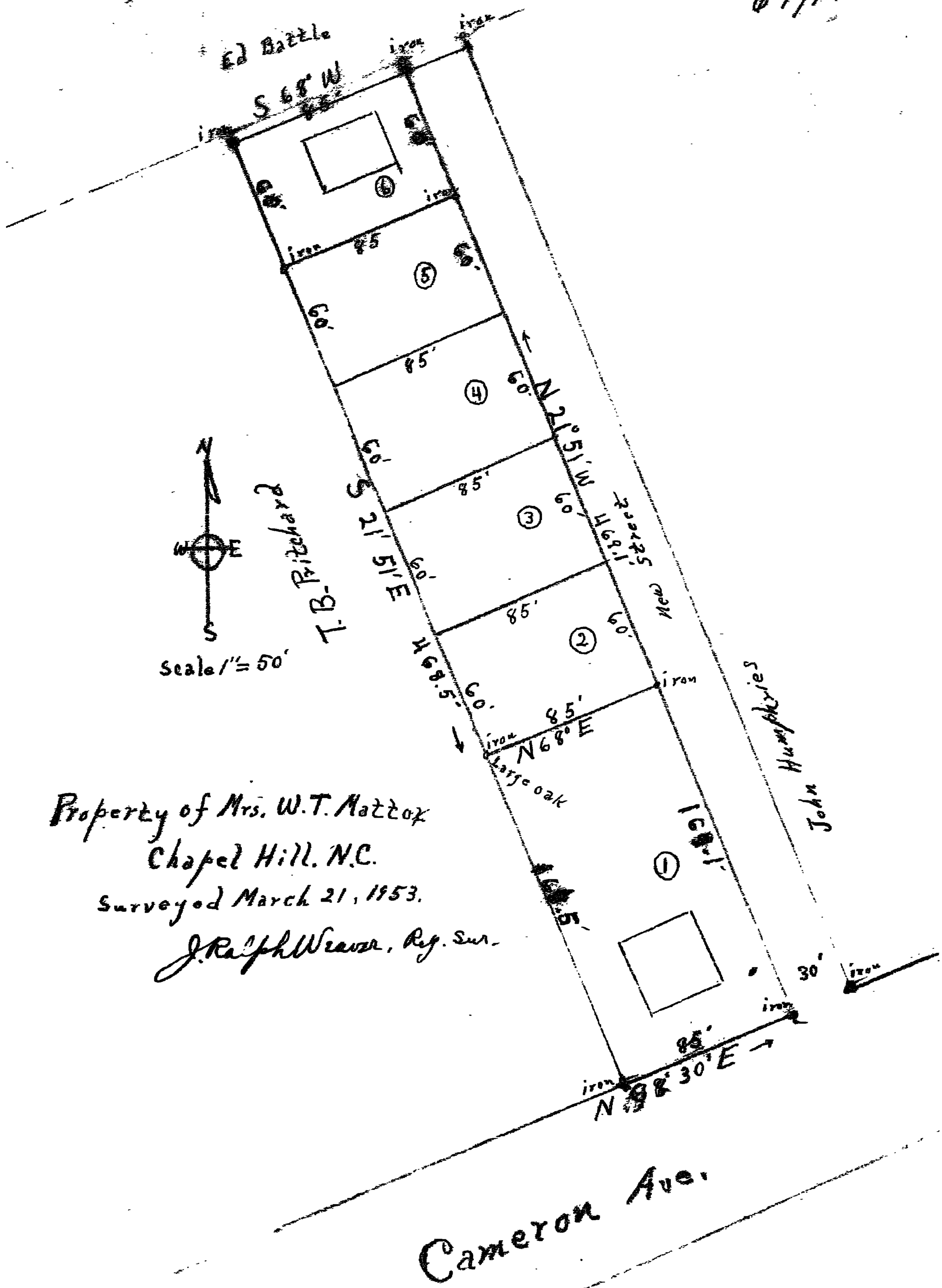
16

67/155



Property of Mrs. W.T. Mattox
Chapel Hill, N.C.
Surveyed March 21. 1953.
J. Ralph Weaver. Reg. Sur.

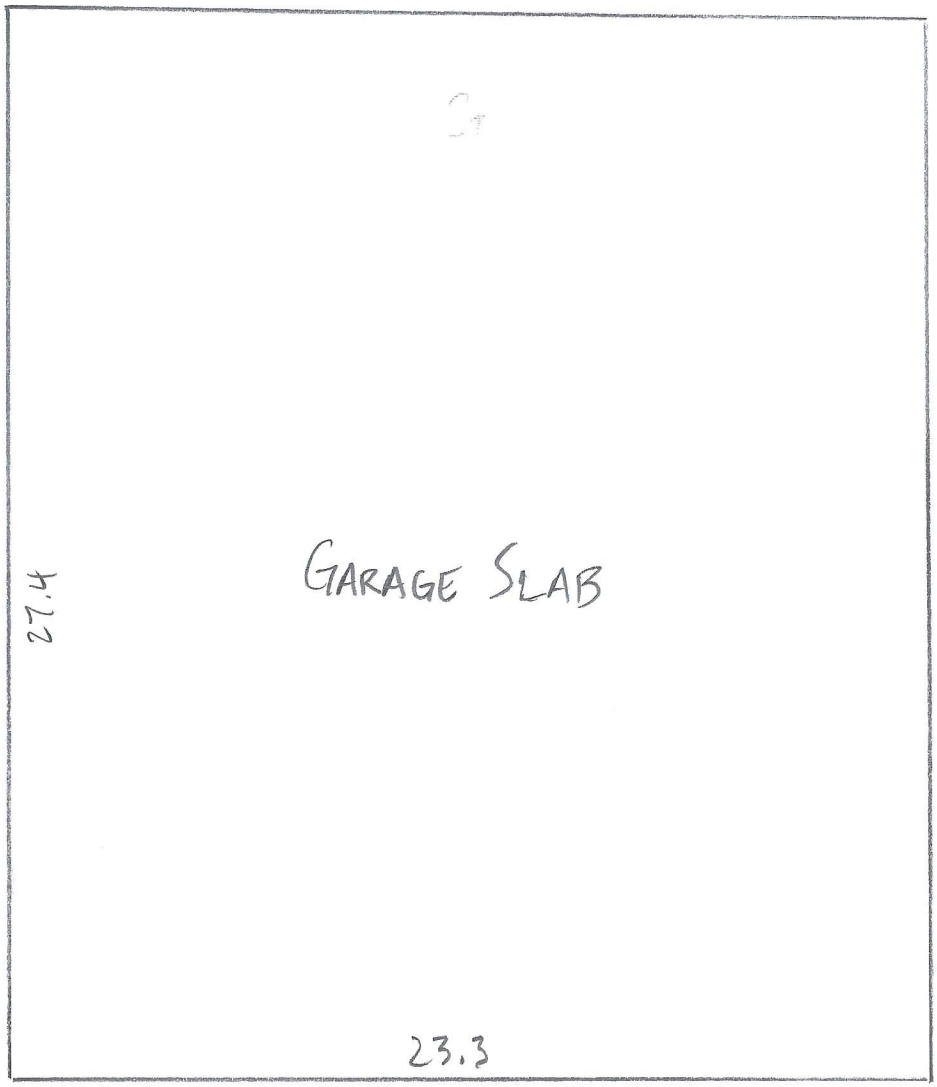
67/160


Ed Battle
iron
S 68° W
95'
iron
iron
95'
iron
95'
iron
60'
85'
60'
85'
60'
85'
60'
85'
60'
85'
60'
N 21° 51' W
469.1'
S 21° 51' E
468.5'
N 68° E
85'
iron
large oak
N 68° 30' E
85'
iron
iron
30'
iron
1
2
3
4
5
6
Scale 1" = 50'
T. B. Pritchard
Property of Mrs. W.T. Mattox
Chapel Hill. N.C.
Surveyed March 21, 1953.
J. Ralph Weaver, Reg. Sur.
John Humphries
Cameron Ave.

1" = 5'

CAMERON CT.

NORTH CAROLINA PROFESSIONAL SEAL L-5083 LAND SURVEYOR STEPHEN M. HALLSTROM



W. CAMERON AVE

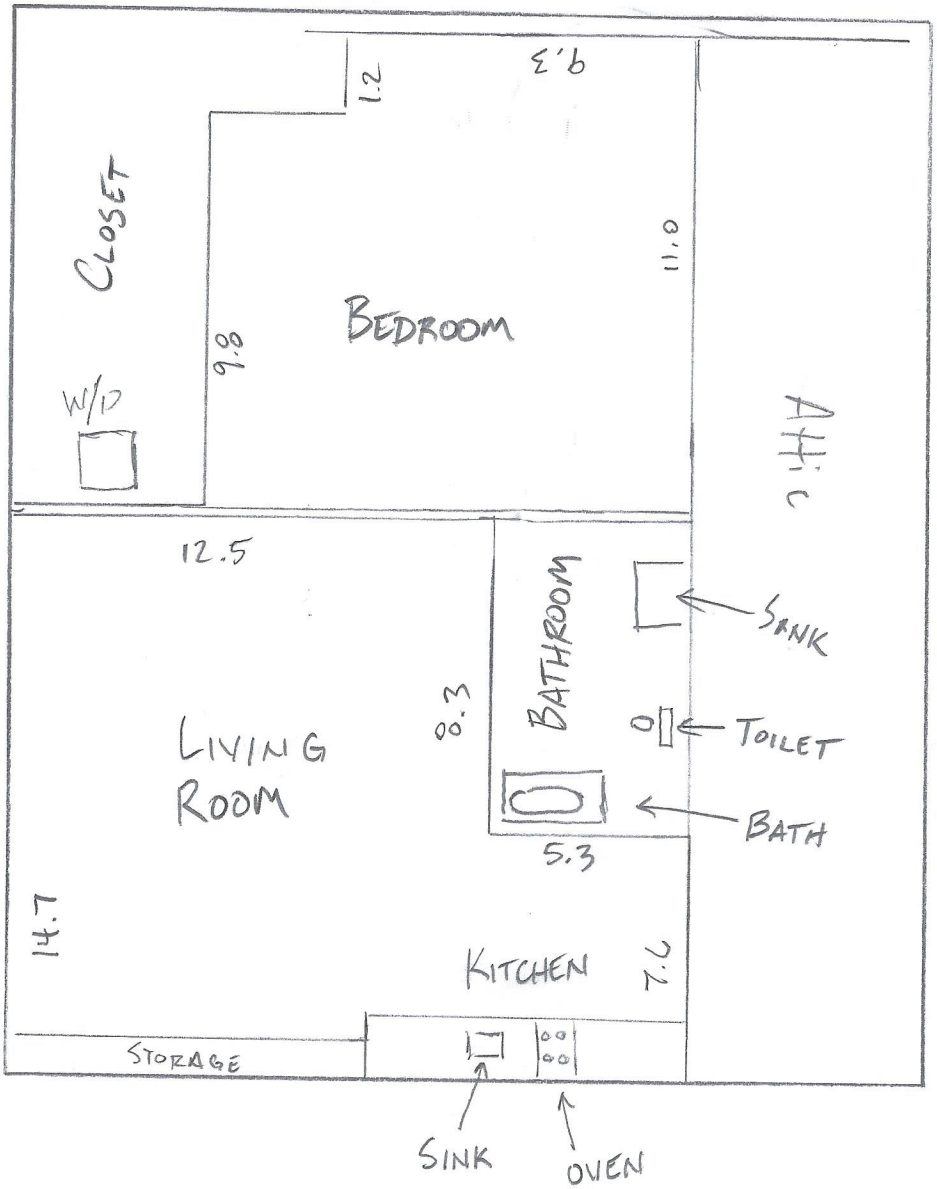
GARAGE LOWER LEVEL

FLOOR PLAN @ 122 CAMERON CT.

1" = 5'

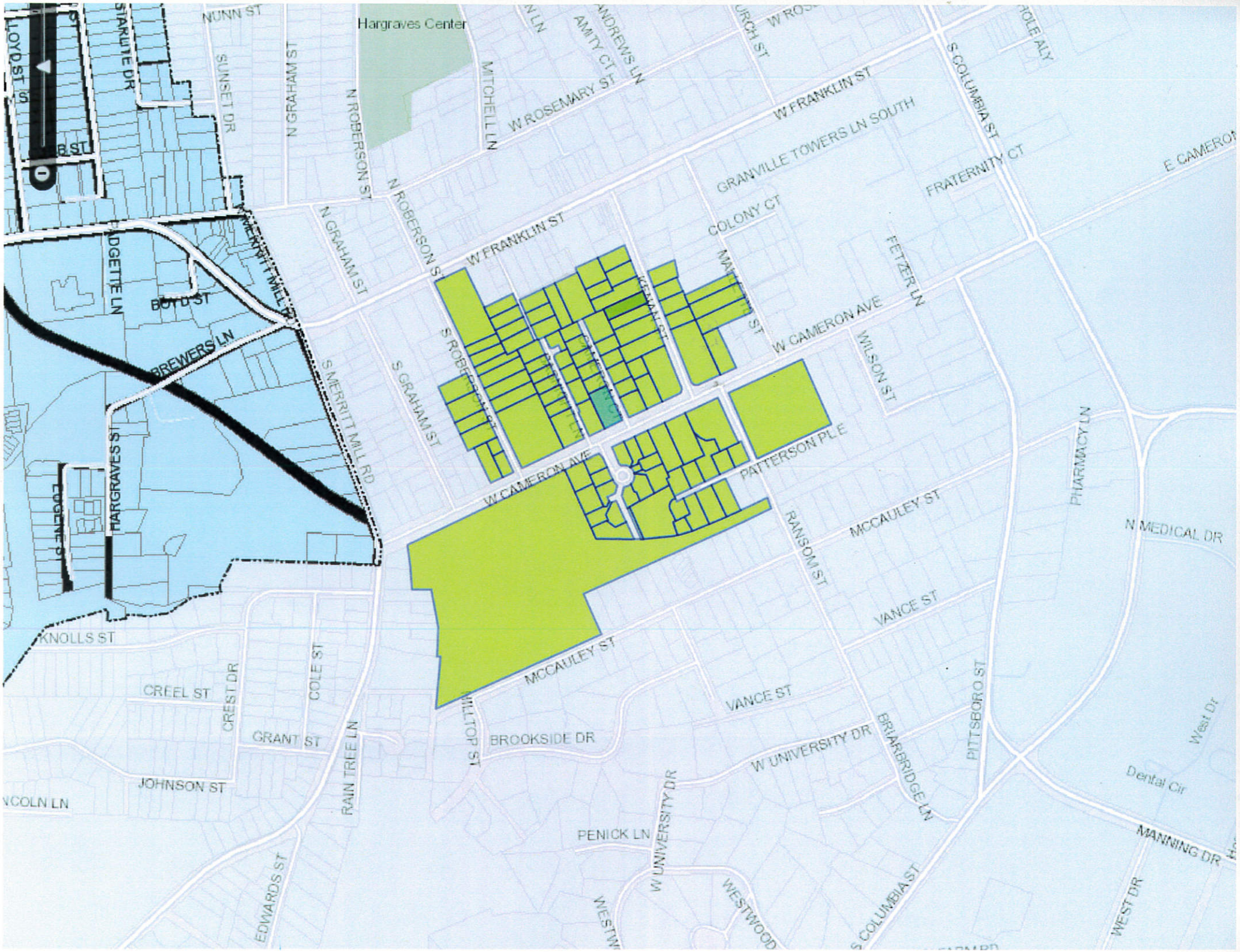
CAMERON CT.

NORTH CAROLINA PROFESSIONAL SEAL L-5083 LAND SURVEYOR STEPHEN M. HALLSTROM



W. CAMERON AVE.

GARAGE UPPER LEVEL


Hargraves Center
NUNN ST
SUNSET DR
N GRAHAM ST
N ROBERSON ST
MITCHELL LN
W ROSEMARY ST
AMITY CT
ANDREWS LN
W FRANKLIN ST
GRANVILLE TOWERS LN SOUTH
S COLUMBIA ST
FRATERNITY CT
E CAMERON
COLONY CT
FETZER LN
W CAMERON AVE
WILSON ST
PATTERSON PLE
PHARMACY LN
N MEDICAL DR
MCCAULEY ST
RANSOM ST
VANCE ST
S GRAHAM ST
S ROBERSON ST
S MERRITT MILL RD
MERRITT MILL RD
BOYD ST
BREWERS LN
HARGRAVES ST
LOGGINS PL
KNOLLS ST
CREEL ST
CREST DR
COLE ST
GRANT ST
JOHNSON ST
RAIN TREE LN
EDWARDS ST
BROOKSIDE DR
W UNIVERSITY DR
BRIARBRIDGE LN
PITTSBORO ST
PENICK LN
WESTWOOD
MANNING DR
WEST DR
Dental Cir
West Dr

9788250709	LOGUE STEPHEN S JR	10 PALMETTO DR	WRIGHTSVILLE BEAC	NC	28480
9788159323	GELLMAN ERIK	100 CAMERON GLEN DR	CHAPEL HILL	NC	27516
9788157620	BETHUNE LAUREN LEE ETAL	1001 WOOD SAGE DR	CHAPEL HILL	NC	27516
9788250347	HUDGINS EDWARD E	101 CAMERON GLEN DR	CHAPEL HILL	NC	27516
9788251311	CAMERON GLEN HOMEOWNER	103 CAMERON GLEN DR	CHAPEL HILL	NC	27516
9788251646	SAPASETTY RAMANAND	103 DEWBERRY CT	CARY	NC	27518
9788253350	DAVIS ROBERTO A	103 LOCH COVE LN	CARY	NC	27518
9788155869	PENDERGRAFT JAMES W C	103 PRINCE ST	CARRBORO	NC	2.75E+08
9788250360	REAVES H D JR	104 CAMERON GLEN DR	CHAPEL HILL	NC	27516
9788250129	HORNE GERALD C	106 CAMERON GLEN DR	CHAPEL HILL	NC	2.75E+08
9788153555	FIRST BAPTISH CHURCH TRUSTE	106 N ROBERSON ST	CHAPEL HILL	NC	27516
9788251375	BARFIELD WOODROW	107 CAMERON GLEN DR	CHAPEL HILL	NC	27516
9788159257	HARPER JAMES L	109 FAWN TRAIL	JACKSONVILLE	NC	28540
9788252172	KITCHEN JAMES H	109 NEW CASTLE DR	CHAPEL HILL	NC	27517
9788157605	PIPKIN R MICHAEL	109 PRIESTLY CREEK DR	CHAPEL HILL	NC	27514
9788158808	MCGUFFIN GREGORY M	110 CAMERON CT	Chapel Hill	NC	27516
9788156987	WATSON RICHARD HRS	111 BASNIGHT LN	CHAPEL HILL	NC	2.75E+08
9788251234	BLATE ALEX B	111 CAMERON GLEN DR	CHAPEL HILL	NC	2.75E+08
9788250189	PENWARDEN NICHOLAS W	113 CAMERON GLEN DR	CHAPEL HILL	NC	27516
9788157776	FUGELSO OTIS J	117 BASNIGHT LN	CHAPEL HILL	NC	2.75E+08
9788251834	PORTER GRANT T	122 KENAN ST	CHAPEL HILL	NC	27516
9788153499	MOORE SIDNEY A	122 S ROBERSON ST	CHAPEL HILL	NC	27516
9788252723	DURHAM & HUDSON LLC	122 WINDY HILLS LANE	LEICESTER	NC	28748
9788158651	SCHOSSOW RICHARD C	123 BASNIGHT LN	CHAPEL HILL	NC	27516
9788156781	STABLER DIANNE L	123 PRIESTLY CREEK DR	CHAPEL HILL	NC	2.75E+08
9788254978	LOWE ADAM I	126 MALLETTE ST	CHAPEL HILL	NC	2.75E+08
9788158823	MILLER JUNE J	1330 LONGLEAF DRIVE	FAYETTEVILLE	NC	2.83E+08
9788251901	GIJOLU LLC	1434 ARBORETUM	Chapel Hill	NC	27517
9788154714	UNC PROPERTIES 1 LLC	1611 FERNCLIFF RD	CHARLOTTE	NC	28211
9788252431	HOLLINGSWORTH DANIEL B	187 E MAIN ST	BREVARD	NC	28712
9788159943	MUNDAY SHAWN B	201 COMMONS WAY	CHAPEL HILL	NC	27516
9788159608	BRUMBACK STEPHEN L	206 EDGEWATER CIRCLE	CHAPEL HILL	NC	27516
9788154399	PINION PROPERTIES LLC	218 E VALLEY RD STE 104-3	CARBONDALE	CO	81623
9788252287	JW & S HOLDINGS LLC	2207 WHITE OAK RD	RALEIGH	NC	27608

9788169104	CIDER 6 LLC	2230 FOREST DR	CHARLOTTE	NC	28211
9788158605	WEBB WILLIAM WOODWARD J	2410 LAKE DR	RALEIGH	NC	27609
9788159875	JONES J DAVID JR	2532 HAMPTON AVE	CHARLOTTE	NC	2.82E+08
9788260135	HUNT WILLIAM M	260B EDGEWOOD DR	Chapel Hill	NC	27517
9788250968	ATP PROPERTIES LLC	273D BLUE POND RD	CLAYTON	NC	27520
9788251746	MALLETT ELIZABETH G HRS	30180 RUFFINS	CHAPEL HILL	NC	27517
9788168035	CATO ROBERT T	3040 GRANVILLE DR	RALEIGH	NC	27609
9788251452	JAMES FORREST MICHAEL	314 YADKIN DR	RALEIGH	NC	2.76E+08
9788262126	GI JO LU LLC	319 PROVIDENCE RD	Chapel Hill	NC	27514
9788157834	ALBERNAZ PROPERTIES LLC	3800 CHARLESTON CT	GREENVILLE	NC	27834
9788254493	LLIEN INC	3905 CAMERILLE FARM RD	WINSTON SALEM	NC	27106
9788254376	LLIEN INC	402 W PATTERSON PL	CHAPEL HILL	NC	27516
9788255519	PARROTT JAMES M V TRUSTEE	403 W CAMERON AVE	CHAPEL HILL	NC	27516
9788156455	CHAPEL HILL HOUSING AUTHOI	405 MARTIN LUTHER KING J	CHAPEL HILL	NC	27514
9788254853	JENNE MARY GRAHAM	406 W CAMERON AVE	CHAPEL HILL	NC	27514
9788253415	SWENDIMAN ALAN R	409 W CAMERON AVE	CHAPEL HILL	NC	27516
9788251191	MCSURELY ALAN	415 W PATTERSON PL	CHAPEL HILL	NC	2.75E+08
9788254290	LAWLER DEVELOPMENT GROUI	420 WESTWOOD DR	CHAPEL HILL	NC	2.75E+08
9788169027	KRUEGER THOMAS B	421 YATES CT	CHAPEL HILL	NC	2.75E+08
9788158267	MAXWELL DANIEL JR	427 CAMERON AVE	CHAPEL HILL	NC	2.75E+08
9788159118	LACKEY MILES	427A W CAMERON AVE	CHAPEL HILL	NC	27516
9788158592	REED JASON W	434 W CAMERON AVE	CHAPEL HILL	NC	2.75E+08
9788157486	POTEAT WILLIAM O	438 WEST CAMERON ST	CHAPEL HILL	NC	2.75E+08
9788255339	EVERETT LISA A	4462 RICHMOND HILL DR	MURRELLS INLET	SC	29576
9788155311	CUMMINS BRADLEY K	500 W CAMERON AVE	CHAPEL HILL	NC	27516
9788157546	ONTJES ETHAN A	5304 COSMOS CT	RALEIGH	NC	27813
9788153958	FRANKLIN WEST LLC	5310 S ALSTON AVE #210	DURHAM	NC	27713
9788260016	FEARRINGTON FRANK WYNNE	55 MORTON RD	CHAPEL HILL	NC	27517
9788253853	412 W CAMERON LLC	6302 FAIRVIEW RD STE 580	CHARLOTTE	NC	28210
9788156764	COOK FAMILY PROPERTIES LLC	640 MORGAN CREEK RD	Chapel Hill	NC	27517
9788254127	LLIEN INC	691 JONESTOWN RD	WINSTON-SALEM	NC	27103
9778155711	RG CHAPEL HILL HOLDINGS LLC	721 MT CARMEL CH RD	CHAPEL HILL	NC	27517
9788154768	CRAIG P H	7503 SUNRISE RD	CHAPEL HILL	NC	2.75E+08
9788157912	CRAIG P H JR	7503 SUNRISE RD	CHAPEL HILL	NC	2.75E+08

9788260201	PRAZMA JIRI	807 KENMORE RD	CHAPEL HILL	NC	2.75E+08
9788262054	JONES JOHN D III	812 CHRISTOPHER RD	CHAPEL HILL	NC	27514
9788158757	SCHOPLER FAMILY LLC	8220 MORROW MILL RD	CHAPEL HILL	NC	27516
9788155660	ROBERSON STREET PARTNERS	9221 BRACKEN LN	CHAPEL HILL	NC	27516
9788252208	109 CAMERON GLEN LLC	BOX 16637	Chapel Hill	NC	27516
9788250732	HARDY WILLIAM M	P O BOX 1022	KINSTON	NC	28503
9788154351	STOKES LUCY G	P O BOX 52238	DURHAM	NC	27717
9788253164	MANTON PROPERTIES LLC	PO BOX 1411	CARRBORO	NC	27510
9788264044	LC PARTNERS LLC	PO BOX 3000	WHITSETT	NC	2.74E+08
9788250120	BROWN COURTNEY	PO BOX 400	ALBEMARLE	NC	28802
9788260051	NELSON AARON	PO BOX 4062	CHAPEL HILL	NC	27515
9788167051	RIDDLE JOSEPH P III	PO BOX 53729	FAYETTEVILLE	NC	28305
9788257528	ALPHA SIGMA OF CHI PSI INC	PO BOX 886	CHAPEL HILL	NC	27514
9788145406	UNIVERSITY OF N C	UNKNOWN ADDRESS			

HISTORIC DISTRICT COMMISSION

General responsibilities of the Commission are to guide physical change within the historic districts of Chapel Hill in such a way as to promote, enhance, and preserve the character of the districts.

RECOMMENDATION
Minor Subdivision of Lot 1, the Blanche S. Mattox Heirs
428 W. Cameron Avenue, 122 Cameron Court

April 10, 2018

Recommendation: **Approval** ☐ **Approval with Conditions** ☐ **Denial** ☑

Motion: Commissioner Sweet moved and Commissioner Kyser seconded to recommend that the Planning Commission deny the application to subdivide 428 W. Cameron Avenue/122 Cameron Court on the grounds that the size of lots and the spacing of structures in the Cameron-McCauley neighborhood is important to defining it's special character and that further subdivision to allow increased density is contrary to the Historic District Commission's mandate to preserve the character of the district.

Vote: 7-3

Ayes: Bob Epting (Chair), Kimberly Kyser, (Vice-Chair), John Sweet (Deputy Vice Chair), Susan Smith, James White, Mary Frances Vogler, Woodrow Burns,

Nays: Craig Carbrey, Sean Murphy, James Locke

Conditions:

- No conditions were recommended.

Special Considerations:

- No Special Considerations were recommended.

Prepared by: Robert Epting, Chair, Historic District Commission
Julie Curry, Staff Liaison to HDC