

09-14-2022 Town Council Meeting Responses to Council Questions

ITEM #21: Open the Legislative Hearing: Conditional Zoning Application for Stanat's Place at 2516 Homestead Road

Council Question:

Have we received any feedback from the Community Home Trust on the proposed affordable housing plan? If not, might it be possible to secure it?

Staff Response:

Staff has received an email of support from Community Home Trust. Please see the attached email.

Council Question:

Would it be possible/advisable to install traffic calming devices on Cabernet Dr.?

Staff Response:

Yes. While some of our traditional traffic calming devices (speed tables, for example) are not favored by all Town departments, staff is willing to explore different approaches to achieve the same result and meet everyone's needs. Examples of these include chicanes, curbed extensions, and narrowed roadways.

Council Question:

Has Brian Peterson provided feedback/comments on the project?

Staff Response:

In lieu of comments for this project, Brian Peterson provided the attached sketch with suggested revisions based on the original plan.

Council Question:

Would the applicant consider a prohibition on dedicated STRs (to be incorporated into the HOA rules)?

Staff Response:

Yes, the applicant would consider a prohibition of dedicated STRs at Stanat's Place. This applicant agreed to a similar condition of approval for the Bridgepoint Conditional Zoning District (CZD) project. The following language was included in the condition related to the future

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Bridgepoint HOA in [Ordinance-1 \(2020-12-09/O-1\)](#)¹: “The Homeowners’ Association covenants or other applicable covenants and restrictions shall prohibit short-term rentals of 30 days or less.”

Council Question:

What are the reasons for disturbing the steep slope by 95%? Are there other staff-recommended alternatives to achieving the same outcome? If so, what are they?

Staff Response:

The majority of the steep slopes on site are man-made. These slopes occur around the driveway, barn, house, and the eastern property line along Aquatic Drive. The applicant proposes to regrade the site once the buildings are removed. Along the east side of the property, the steep slopes occur within an existing private drainage easement and will be largely maintained. The site is naturally flat to generally sloping from north to south.

Council Question:

Please verify the proposed percentage of proposed affordable housing units as I have calculated 8.5% (4 units of the total 47).

Staff Response:

Here is our equation for affordable housing units: 4 affordable units + 43 market rate units = 47 total units. 4 units/43 total units = 9.3%. The calculation for Inclusionary Zoning as defined in [LUMO 3.10.2\(b\)](#)² is affordable units as a percentage of market rate (unrestricted) units, rather than as a percentage of total units.

¹ <https://chapelhill.legistar.com/View.ashx?M=F&ID=9039320&GUID=AD30909A-AFCA-4188-B1B3-4C91E53918AC>

² https://library.municode.com/nc/chapel_hill/codes/code_of_ordinances?nodeId=CO_APXALOUSMA_ART3ZODI_USDIST_3.10INZO