

## 11-14-2018 Town Council Meeting Responses

### **ITEM #5: Concept Plan Review: Habitat/Carol Woods Community, 7516 Sunrise Road**

**Council Question:** Can staff give some background on what the last project Habitat pitched looked like and what the Sunrise group was opposed to last time?

**Staff Response:** *In 2006, Habitat for Humanity of Orange County, entered into an agreement with Millennium Commercial Properties LLC to submit an application for the Bradley Ridge Subdivision. The approved development included 31 permanently affordable homeownership units for households earning at or below 80% of the area median income and 32 market rate units. The site is currently in the Residential-2 (R-2) zoning district. Some of the key issues raised during the time are similar to the issues raised recently by residents including stormwater management, increased density, traffic, and connectivity.*

*On February 25, 2008, the Council approved the 63-lot [Bradley Ridge Preliminary Plan Cluster Subdivision Plat](#).<sup>3</sup> Leading up to this approval, key Council review and action occurred as follows:*

<i>May 12, 2003</i>	<i>Town Council received a report from the Mayor's Committee and adopted a resolution endorsing Goals/Principles for the proposed Habitat for Humanity residential development on Sunrise Road (see attached document with meeting minutes and resolution).</i>
<i>October 18, 2004</i>	<i>Town Council reviewed a Concept Plan Proposal for a Habitat for Humanity development on Sunrise Road, a multi-family development for 50 dwelling units on 17.18 acres.</i>
<i>January 9, 2006</i>	<i>Town Council approved a Preliminary Plat for Bradley Green Subdivision for eight lots on seven acres.</i>
<i>April 19, 2006</i>	<i>Town Council reviewed a second Concept Plan Proposal for Sunrise Ridge Subdivision for 24 buildings with 48 units on 19.41 acres.</i>
<i>January 17, 2007</i>	<i>Town Council reviewed a Concept Plan for the Bradley Green Subdivision for 60 single-family dwelling units on a 31.96 acre site.</i>
<i><a href="#">January 23, 2008</a><sup>4</sup></i>	<i>Public Hearing: Bradley Ridge Preliminary Plat Cluster Subdivision for a 63-lot subdivision on a 37.2 acre site</i>
<i>February 25, 2008</i>	<i>Town Council approved the Bradley Ridge Preliminary Plat Cluster Subdivision for a 63-lot subdivision on a 37.2 acre site.</i>

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<sup>3</sup> <https://townhall.townofchapelhill.org/agendas/2008/02/25/6/>

<sup>4</sup> [https://townhall.townofchapelhill.org/agendas/2008/01/23/3/3-1\\_staff\\_report\\_20080123.htm](https://townhall.townofchapelhill.org/agendas/2008/01/23/3/3-1_staff_report_20080123.htm)

## **11-14-2018 Town Council Meeting Responses**

**Council Question:** When can we expect to have feedback back from the Housing Advisory Board?

**Staff Response:** *The Housing Advisory Board is scheduled to review the Concept Plan at their meeting on Tuesday, 11/13. We will share the Board's comments with the Council during the staff's Concept Plan presentation on Wednesday evening.*

**Council Question:** Has a homeowners' association been contemplated with this proposed development?

**Staff Response:** *We understand from Habitat that the plan is to establish a Home Owners Association (HOA) that would serve the entire development, both Carol Woods and Habitat. The HOA would be responsible for the upkeep of all of the common areas as well as the exterior maintenance and landscaping of all of the Habitat homes.*