

REZ-23-05: Scarborough Apartments
Responses to Fourth Round of TRC Comments
May 1, 2025

Planning & Zoning – Planning Staff and Withers Ravenel

1. Continue to provide a written response to ALL the comments.
 - a. Noted. All comments are addressed in this document.
2. Continue to add revision dates to ALL materials – a Date/Revision date to the Conditions.
 - a. Noted. Dates have been included in all newly submitted materials.
3. FYI – TIA Status – The TIA report is with NCDOT awaiting their review/comments. TIA must be completed before scheduling for Planning Board.
 - a. NCDOT has approved the scope and the Applicant will promptly pay the invoice for Stantec to collect the relevant traffic data.
4. Condition #3 – Add words to clarify dwelling units as “Dwelling, Multiple Family” and “Dwelling, Upper Story unit” as the LDO describes them.
 - a. The Condition has been updated with the requested language.
5. Condition #6 – Specific clarity is asked as to the planned location of the minimum 10,000 SF of non-residential GFA; the Concept Plan shows 1 stand-alone Retail building and 2 mixed use buildings (assuming the “Retail” is first floor) – is the lack of clarity meaning Applicant is not committing to putting retail in all 3 identified buildings? Staff would prefer to know some benchmark minimum amount per building shown. Staff would not want one of the mixed-use buildings to only have say one very small retail component.
 - a. We have added a new condition (Condition 7) that requires at least 3,000 square feet of nonresidential use be in the 3 buildings referenced above.
6. Condition #6 – Staff notes that the commitment is now 10,000 SF relative to 240 multifamily dwelling units, an increase from previous submittal [5,000SF & 240], and is significantly less of a mix of res/non-res compared to Cobblestone Village (approx.. 53,000 SF against 188 dwelling units). Scarborough is ~ 2 acres > than Cobblestone. Cobblestone is the ONLY TC District in the Town; it is the only precedent.
 - a. Understood. The key difference between Scarborough Apartments and Cobblestone is the amount of frontage along S. Main Street. Cobblestone has over 600’ of frontage along S. Main Street, while Scarborough Apartments has just over 200’ of frontage along S. Main Street. Given this discrepancy, a nonresidential development range between 10,000 and 20,000 square feet is not inconsistent with other Town Center districts.

7. Conditions #7 and 8 – Change “Applicant and/or Property Owner” to “Development” consistent with other conditions.
 - a. We have changed all references from Applicant and/or Property Owner to Development.
8. Conditions #10 and 11 – Staff finds that these simply enumerate and state regulations and standards that are already required in the LDO; they are not voluntarily committing this Development to do anything “above and beyond the requirements of this LDO”; if Applicant disagrees, that there is a voluntary, above the minimum aspect, please explain/clarify.
 - a. Per our last TRC meeting discussion, we have removed the condition requiring the construction of the New Collector Street, but retained the Greenway/Sidepath condition.
9. Condition #17 – Revise to read “Dwelling, Upper-story units shall be prohibited from having balconies on those facades... “
 - a. We have updated the condition with the language above.

Parks & Recreation – Eddie Henderson

1. On 3/28/24, the Parks and Recreation Advisory Board [PARAB] reviewed the rezoning, specifically the Concept Plan, and they recommend to keep the Greenway as currently shown on the east side of the new proposed N/S/ Collector road.
 - a. Understood. We have kept the greenway on the eastside of the New Collector Street.
2. Staff acknowledges response expressing that the Greenway will need to be designed closer to that of a Sidepath (being a more urban, developed setting). Staff intends to revisit this topic when project reaches Landscape plan level.
 - a. Noted.
3. Confirm that the trail around the stormwater pond is a privately owned and maintained trail, but will be publicly accessible (via a Recorded public access easement at later stages of development); Staff finds that this is the intent of Comment response.
 - a. The trail around the stormwater pond will be privately owned and maintained, but the Applicant has not offered any zoning condition for public access.