

Bridgewater Subdivision To Add 64 Homes

Developers Seek Council's Approval For Rezoning

By ALICIA WOTRING
Daily News-Record

BRIDGEWATER — Developers of a Bridgewater subdivision are seeking a special-use permit that would allow them to build homes on smaller lot sizes.

David Milstead and Larry French have asked the Town Council to rezone about 9 acres near the intersection of Main Street and Old River Road from R2 to R3 and issue a permit allowing them to build village homes. Village homes are smaller homes on smaller lots, but with more landscaping, town officials said.

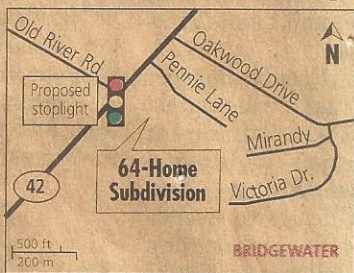
That property is located behind 620 N. Main St., where an extension of Old River Road would lead into the subdivision.

The developers also have requested about an acre of the property nearest to Main Street be zoned B1.

It's not a matter of whether the property will be developed, but how, Town Superintendent Bob Holton said at Tuesday's council meeting.

"It will not stay a field," Holton said.

Parkside Village



Alicia Wotring / DN-R Map

"Zoning ordinances give property owners rights."

Parkside Village Plans

The developers intend to build 64 village homes on the property, Parkside Village. The homes would be a mixture of single-family homes and duplexes.

The property is now zoned R2, which allows anything from single-family homes up to four-family homes. Under the current zoning, developers could build up to 92 apartments, but they say that's not what they want.

Although both zonings allow for high-density housing, village homes can only

be built on R3-zoned property.

Six months ago, the developers approached the town about building townhouses on the property, Holton said.

"We did not feel this would be appropriate for the town or appropriate for the neighborhood," he said.

The developers came back with plans to build a 64-unit duplex development. At that time, Milstead suggested village homes, the same type of homes as in Ashby Villas in Bridgewater.

The development would be built across from Old River Road, and the developers have agreed to pay one-fourth the cost of a stoplight for the intersection.

Public Input

Public comments on the matter were generally supportive, with residents raising concerns about drainage and access to Oakdale Park, which the development borders.

Mark Callahan addressed the council on behalf of his parents and about a dozen other residents of Windsor Estates, which also borders the property.

"Pushing R3 up to the large lots of R1

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Formal Public Hearing On Proposed Zoning Next Month

Bridgewater Zoning

- R1: Single-family homes.
- R2: Single-family up to four-family homes.
- R3: Single-family up to four-family homes, apartments, townhouses, village homes, condos, etc. R3 is the only zoning in which village homes are allowed.
- B1: General business.

Zoning

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would be less favorable than they would like," Callahan told the council.

Callahan also encouraged the council to ask for an age-restricted covenant for the community, which would limit it to those 55 and older.

Milstead said that while the single-story housing and small lot size would likely attract that demographic, he did not want to

limit it.

Brad Driver, a Bridgewater resident and business owner, agreed.

Many young people in Bridgewater are looking for affordable housing, and "this is a really greater answer to that," he said.

With the many retirement homes already in the town, Driver said a development open to younger residents would add to the town's diversity.

Ultimately, the market would

drive who buys the homes and how much they cost, Milstead said. The development would be built over several years.

A formal public hearing on the issue will be held next month, at which time the Planning Commission will review the plans. The commission must then make its recommendation to the council.

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