



# Ballentine

Associates, PA

Integrity. Service. Results.

## South Green Text Amendment & LUO Rezoning Narrative 21 Dec 2022

The South Green/Triem property was rezoned to M-3-CU in June 2015 concurrently with the approval of a Conditional Use Permit. In 2019, the zoning district was automatically converted to M-3-CZ in accordance with changes made to NC law through approval of GS 160D. When the South Green project was going through the original approval process, the inclusion of residential uses was considered, but the developer ultimately decided not to pursue those uses, as the vision for South Green was to establish more of a retail and dining destination.

As we all witnessed, COVID-19 had huge negative impacts on the retail and restaurant industries. Although it has been challenging, the development of South Green Lots 1 and 3 has been completed. However, the owner has not been able to find a suitable tenant or buyer for Lot 2, which lies on the eastern end of the property. As a result, this lot has been sitting vacant for several years.

Legacy Real Property Group, a local developer specializing in quality residential & mixed-use development, has gone under contract for Lot 2 and desires to construct a mixed-use project on the site featuring small commercial spaces on the ground floor with residential units above. For this plan to be approved, the Carrboro Land Use Ordinance must be amended to allow limited residential uses in the M-3-CZ zoning district. The text amendment application that has been submitted requests that only use groups 1.200 Two-Family Residences and 1.300 Multi-Family Residences be added.

A rezoning will also be required in order to modify the South Green Conditional Zoning approval to include the revised site plan. A revised illustrative site plan reflecting the proposed new layout and uses on Lot 2 has been submitted with this rezoning request.

No changes are proposed to South Green Lots 1 and 3 as part of these requests.

The applicant believes the proposed development of Lot 2 as shown on the revised illustrative plan will be in harmony with the surrounding area and will provide quality housing opportunities on a site that has excellent connectivity to surrounding areas and downtown Carrboro.

## Proposed Zoning Conditions

1. Except for the prohibition of residential uses, all conditions that were included in the June 2015 approval of the M-3-CU zoning district shall remain in effect.
2. Residential uses shall be limited to those included in use groups 1.200 Two-Family Residences and 1.300 Multi-Family Residences.

# TOWN OF CARRBORO

## PETITION FOR CHANGE OF ZONING



PETITIONER: Woodhill NC LLC

DATE: 28 Mar 2023

**The Petitioner named above respectfully requests the Town Council of the Town of Carrboro to rezone the below-described property from M-3-CZ to M-3-CZ zoning classification. The Petitioner furthermore submits the following information in support of this petition.**

1. PETITIONER'S NAME Woodhill NC LLC, Attn: Gary Hill

ADDRESS: PO Box 4022 Chapel Hill, NC 27515

TELEPHONE #:( 919 )913-1116

2. INTEREST IN PROPERTY(IES):  
Owner

3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS : Lots 1-3 of South Green (Triem), east of S. Greensboro St. and bisected by Two Hills Dr.

4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:

a. OWNER: Woodhill NC LLC

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: 1 ACREAGE: 1.25 PARCEL: PIN 9778837930

SUBDIVISION NAME: South Green/Triem FRONTAGE: 600' DEPTH : 182'

EXISTING STRUCTURES AND USES:  
\_\_\_\_\_

(1) bldg, 17,908 sf retail use

b. OWNER: Woodhill NC LLC

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: 2 ACREAGE: 2.99 PARCEL: PIN 9778931738

SUBDIVISION NAME: South Green/Triem FRONTAGE: 198' DEPTH : 414'

**CARRBORO DEVELOPMENT GUIDE  
APPENDIX A**

**EXISTING STRUCTURES AND USES:**

\_\_\_\_\_  
vacant  
\_\_\_\_\_

c. OWNER: Woodhill NC LLC\_\_\_\_\_

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: 3 ACREAGE: 0.97 PARCEL: PIN 9778837669

SUBDIVISION NAME: South Green/Triem FRONTAGE: 438' DEPTH: 126'

**EXISTING STRUCTURES AND USES:**

\_\_\_\_\_  
(2) bldgs, 7,867 sf total, retail use  
\_\_\_\_\_

d. OWNER: \_\_\_\_\_

TAX MAP: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ACREAGE: \_\_\_\_\_ PARCEL: \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_ DEPTH: \_\_\_\_\_

**EXISTING STRUCTURES AND USES:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. NAMES AND ADDRESSES OF ALL PERSONS WHOSE PROPERTY OR ANY PART THEREOF IS WITHIN 1000 FEET IN ANY DIRECTION OF THE PROPERTY SOUGHT TO BE REZONED.**

NAME	ADDRESS
see attached	

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES X NO \_\_\_  
IF "YES", WHEN? 9 June 2015

7. PLEASE SET OUT AND EXPLAIN THOSE CIRCUMSTANCES PERTINENT TO THE PROPERTY AND THE MANNER IT RELATES TO THE TOWN THAT DEMONSTRATE THAT THE PROPOSED ZONING DISTRICT CLASSIFICATION IS CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN. MORE SPECIFICALLY:

(a) How do the potential uses in the new district classification relate to the existing character of the area?

The proposed rezoning would add limited residential uses to the list of allowable uses in M-3-CZ. Residential uses are the prominent use in the area, so the proposed uses will relate well to the existing character of the area.

**CARRBORO DEVELOPMENT GUIDE  
APPENDIX A**

The residential uses proposed to be added to the zoning district include the following:

- 1.310 Multi-Family Conversion
- 1.321 Multi-Family Townhomes, Max 20% Units > 3 bedrooms/du
- 1.322 Multi-Family Townhomes, no bedroom limit
- 1.331 Multi-Family Apartments, Max 20% Units > 3 bedrooms/du
- 1.332 Multi-Family Apartments, no bedroom limit
- 1.350 Triplex

- (b) **In what way is the property proposed for rezoning peculiarly/particularly suited for the potential uses of the new district?**

The proposed rezoning would add the limited residential uses above to the list of allowable uses in M-3-CZ. Being part of the South Green development and being close to downtown, the property is very well-suited for residential uses due to its excellent connectivity to retail opportunities and employment centers. Rezoning to allow residential uses in within South Green is in the public interest, as there is a shortage of quality housing and in particular, housing that is affordable to lower income families who are part of the Carrboro community.

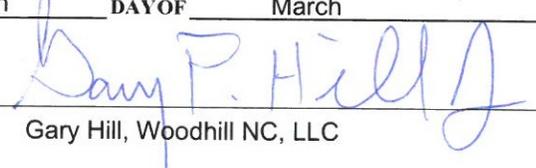
- (c) **How will the proposed rezoning affect the value of nearby buildings?**

The proposed rezoning is necessary to ensure timely development of this currently vacant and underutilized property and development of the property with quality residential opportunities can only enhance the value of nearby properties. In addition enhancing the value of nearby property, we believe the proposed rezoning advances public health, safety, and welfare, as it will allow the thoughtful development of this property to move forward, which once completed will eliminate an undeveloped piece of property in Town that could become an attractive nuisance if left vacant for an extended period of time.

- (d) **In what way does the rezoning encourage the most appropriate use of the land in the planning jurisdiction?**

The rezoning encourages greater live/work/play opportunities by adding a much-needed residential component to the South Green development, making it a true mixed-use development. Mixed-use developments situated near transit facilities and downtown areas help to promote greater pedestrian and bicycle transportation and transit use, each of which help to reduce greenhouse gases. Prior to COVID-19, market conditions were more conducive to commercial/retail development and these uses would have been most appropriate at the the time. Changed conditions, however, have made residential uses the most appropriate uses for the remainder of the property.

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 28th DAY OF March, 2023.

PETITIONER'S SIGNATURE: 

Gary Hill, Woodhill NC, LLC

**PLEASE NOTE:**

For all the persons identified under "5", please attach addressed envelopes with the correct postage. Oversight of this requirement could delay processing your rezoning request.



**Ballentine**  
Associates, PA

Integrity. Service. Results.

28 Mar 2023

Ms. Christina Moon  
Planning Administrator  
Town of Carrboro  
301 W. Main Street  
Carrboro, NC 27510

Subject: South Green Rezoning  
Trip Generation Estimate

Dear Tina,

We have prepared a trip generation estimate as requested in comment #12 of your recent review of the rezoning application submitted for the referenced project. This estimate is intended to provide a basic comparison between the daily trip generation figures included in the August 13, 2014 letter from Davenport and the trips that we believe can be expected to be generated by the South Green development should the proposed rezoning be approved.

The attached calculations were performed using the 11<sup>th</sup> edition of the ITE Trip Generation Manual and are based on 1) the actual tenant mix that currently occupies South Green Lots 1 and 2, as provided by Woodhill NC LLC and 2) on the uses we have proposed on Lot 2. Please note that we have not reduced the estimated trips for bypass, but the results show that the current configuration of South Green will generate fewer unadjusted trips than the adjusted (lower) number of trips estimated by Davenport in their August 13, 2014 letter. The unadjusted estimated daily trips based on 27 Mar 2023 South Green Illustrative Plan are:

Existing Uses – Lots 1 & 3:	1,306 trips
<u>Proposed Uses – Lot 2:</u>	<u>678 trips</u>
Total	1,984 trips

Yours Very Truly,  
BALLENTE ASSOCIATES, P.A.

George J. Retschle, PE  
President



Attachments: Ballentine Associates' Trip Generation Calculations  
August 13, 2014 Davenport Trip Generation Letter



221 Providence Road 919.929.0481  
Chapel Hill, NC 27514 ballentineassociates.com

## South Green - Trip Generation Estimate

Latest print date: 3/28/2023

### Existing Uses on Lots 1 & 3\*

Lessee	Size (SF)	Carrboro Use Group	ITE Land Use Code	Trip Rate	Average Weekday Trips
Dayna Kelly Law	1,219	3.110	710 - General Office	10.84/1000 sf GFA	
DuFour Law	1,531	3.110	710 - General Office	10.84/1000 sf GFA	
Kumon Learning Center	1,838	3.110	710 - General Office	10.84/1000 sf GFA	
<b>Total 3.110</b>	<b>4,588</b>				<b>50</b>
Noble Orthodontics	3,500	3.130	720 - Medical/Dental Office	36/1000 sf GFA	
Emerge Pediatric	4,340	3.130	720 - Medical/Dental Office	36/1000 sf GFA	
<b>Total 3.130</b>	<b>7,840</b>				<b>282</b>
Carrboro Yoga	1,777	6.110	492 - Health/Fitness Club	16.4/1000 sf GFA**	
<b>Total 6.110</b>	<b>1,777</b>				<b>29</b>
Flying Pierogi	1,040	8.100	932 - High-Turnover Restaurant	107.2/1000 sf GFA	
Craftboro Brewing Depot	2,340	8.100	932 - High-Turnover Restaurant	107.2/1000 sf GFA	
Coronato Pizza	2,277	8.100	932 - High-Turnover Restaurant	107.2/1000 sf GFA	
Oasis Cigar Lounge	1,777	8.100	932 - High-Turnover Restaurant	107.2/1000 sf GFA	
<b>Total 8.100</b>	<b>7,434</b>				<b>797</b>
Kindred Heart Vet	4,294	12.100	640 - Animal Hosp/Vet Clinic	21.5/1000 sf GFA	
<b>Total 12.100</b>	<b>4,294</b>				<b>92</b>
Deluxe Dry Cleaner	1,018	16.200	822 - Strip Retail < 40k	54.5/1000 sf GFA	
<b>Total 16.200</b>	<b>1,018</b>				<b>55</b>
<b>Total Lot 1 &amp; 3</b>	<b>26,951</b>				<b>1,306</b>

\* As provided by Woodhill NC LLC

\*\* Based on 1.31/1,000 AM Peak Hour and assuming AM Peak Hour is 8% of ADT

# General Office Building (710)

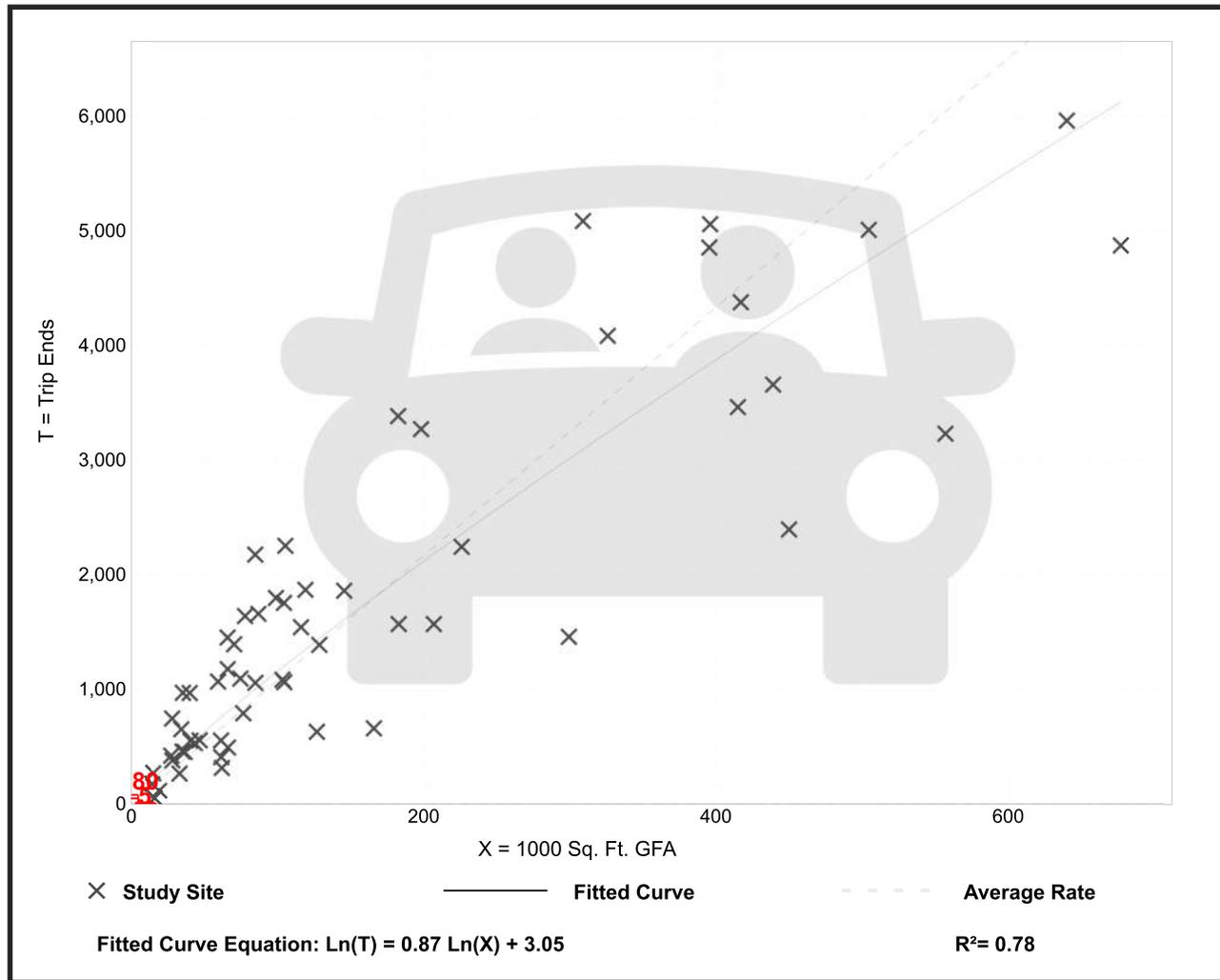
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 59  
Avg. 1000 Sq. Ft. GFA: 163  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

## Data Plot and Equation



# Medical-Dental Office Building - Stand-Alone (720)

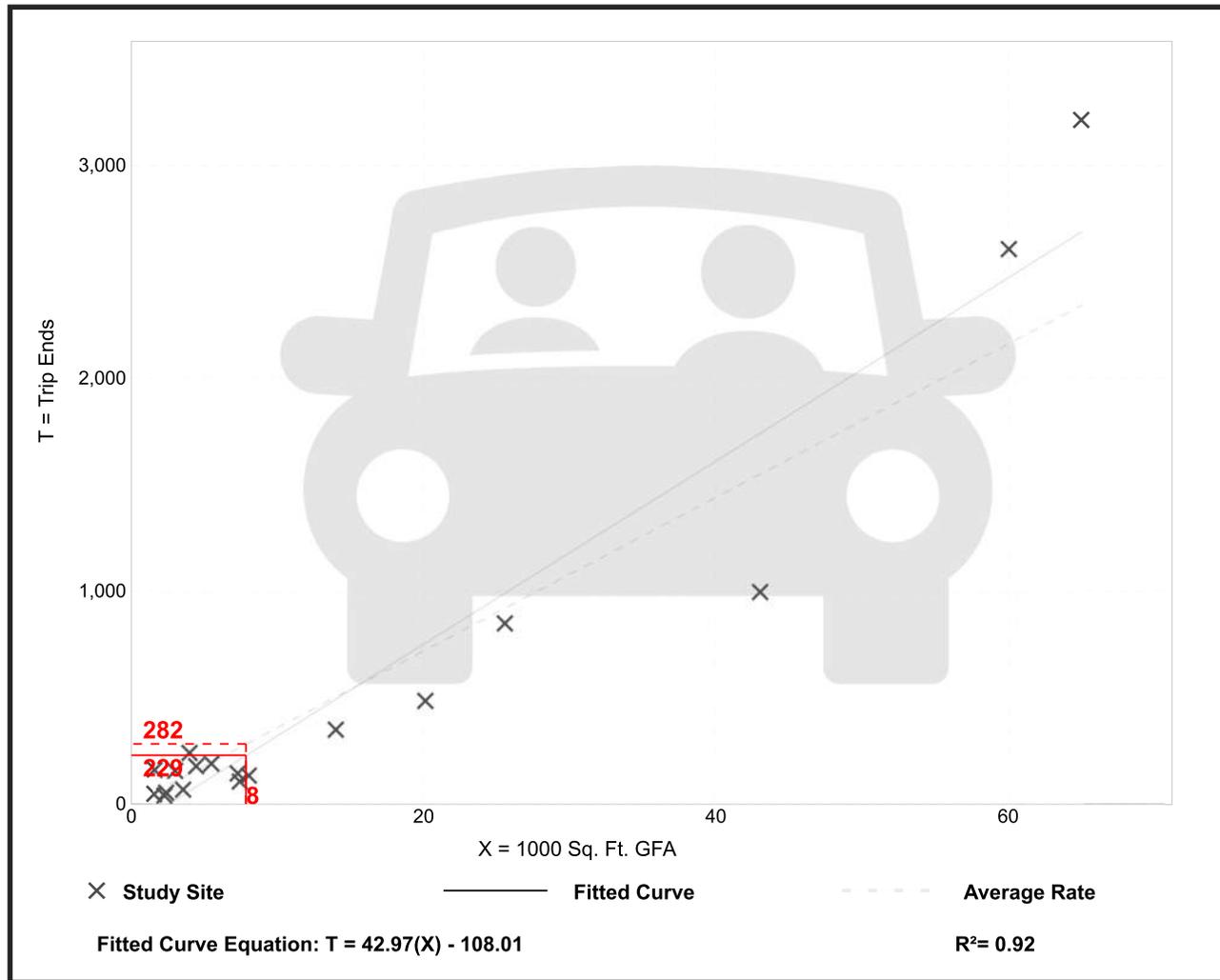
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 18  
Avg. 1000 Sq. Ft. GFA: 15  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

## Data Plot and Equation





# High-Turnover (Sit-Down) Restaurant (932)

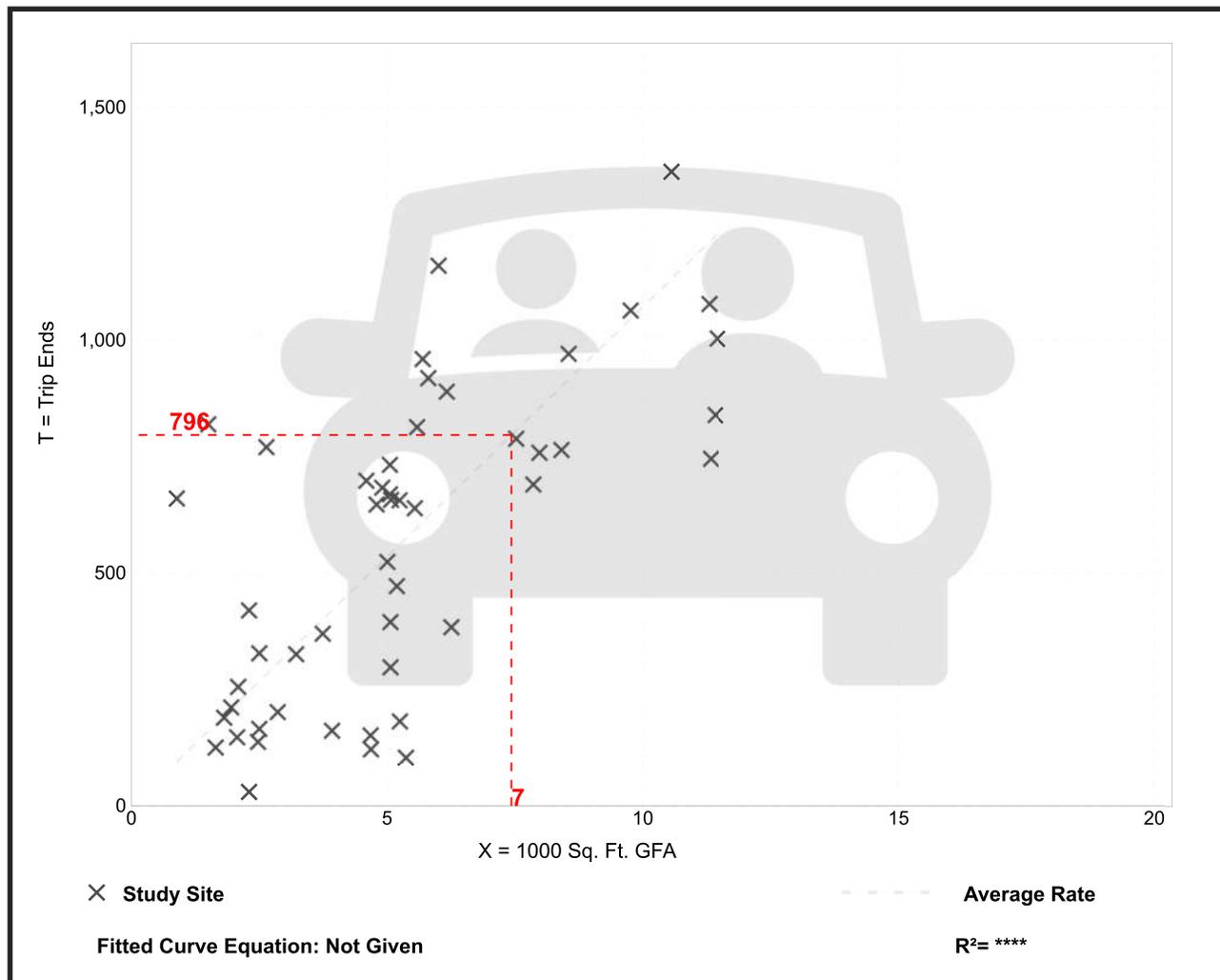
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 50  
Avg. 1000 Sq. Ft. GFA: 5  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
107.20	13.04 - 742.41	66.72

## Data Plot and Equation



# Animal Hospital/Veterinary Clinic (640)

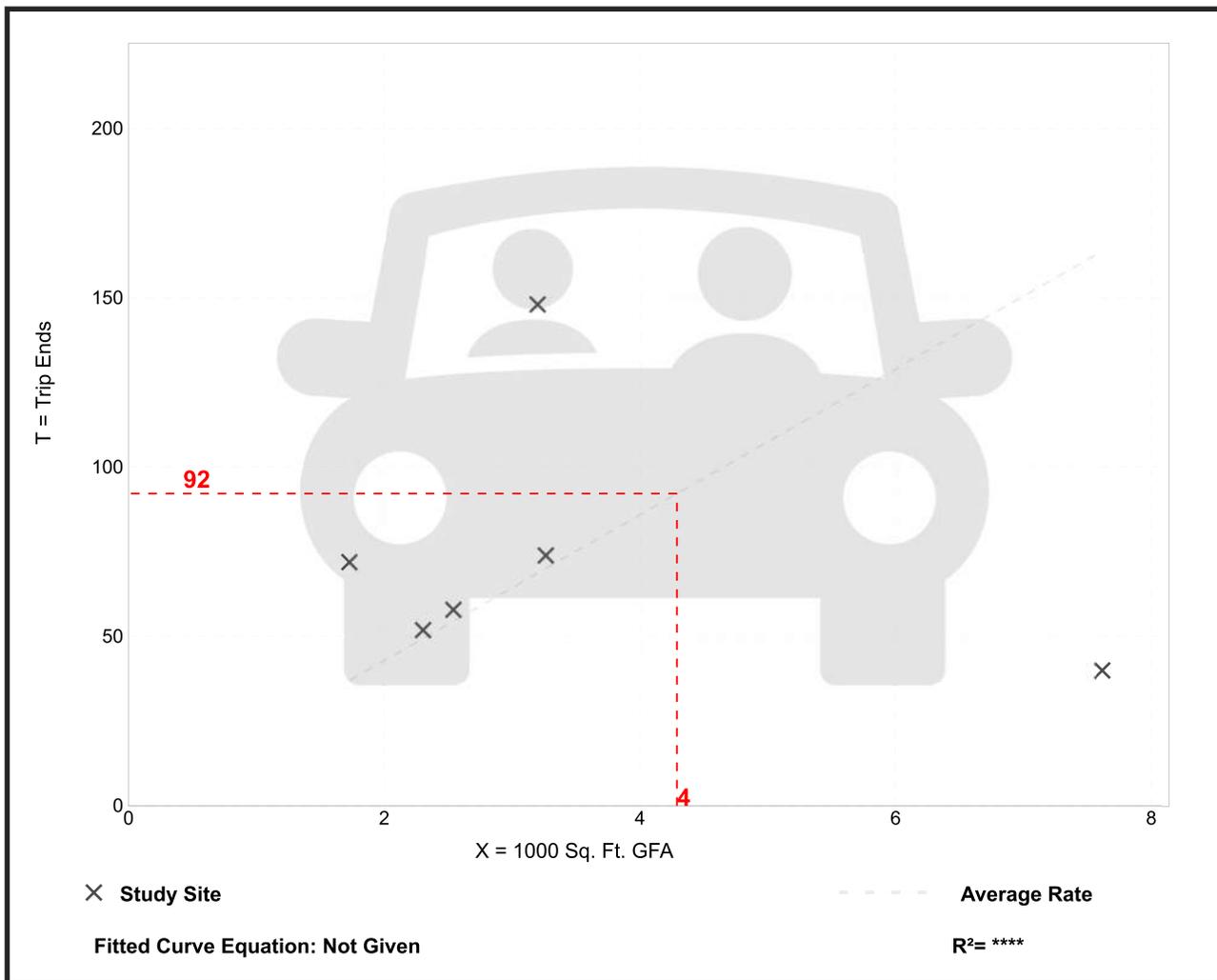
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 6  
Avg. 1000 Sq. Ft. GFA: 3  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
21.50	5.25 - 46.25	16.50

## Data Plot and Equation



# Strip Retail Plaza (<40k) (822)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**  
**On a: Weekday**

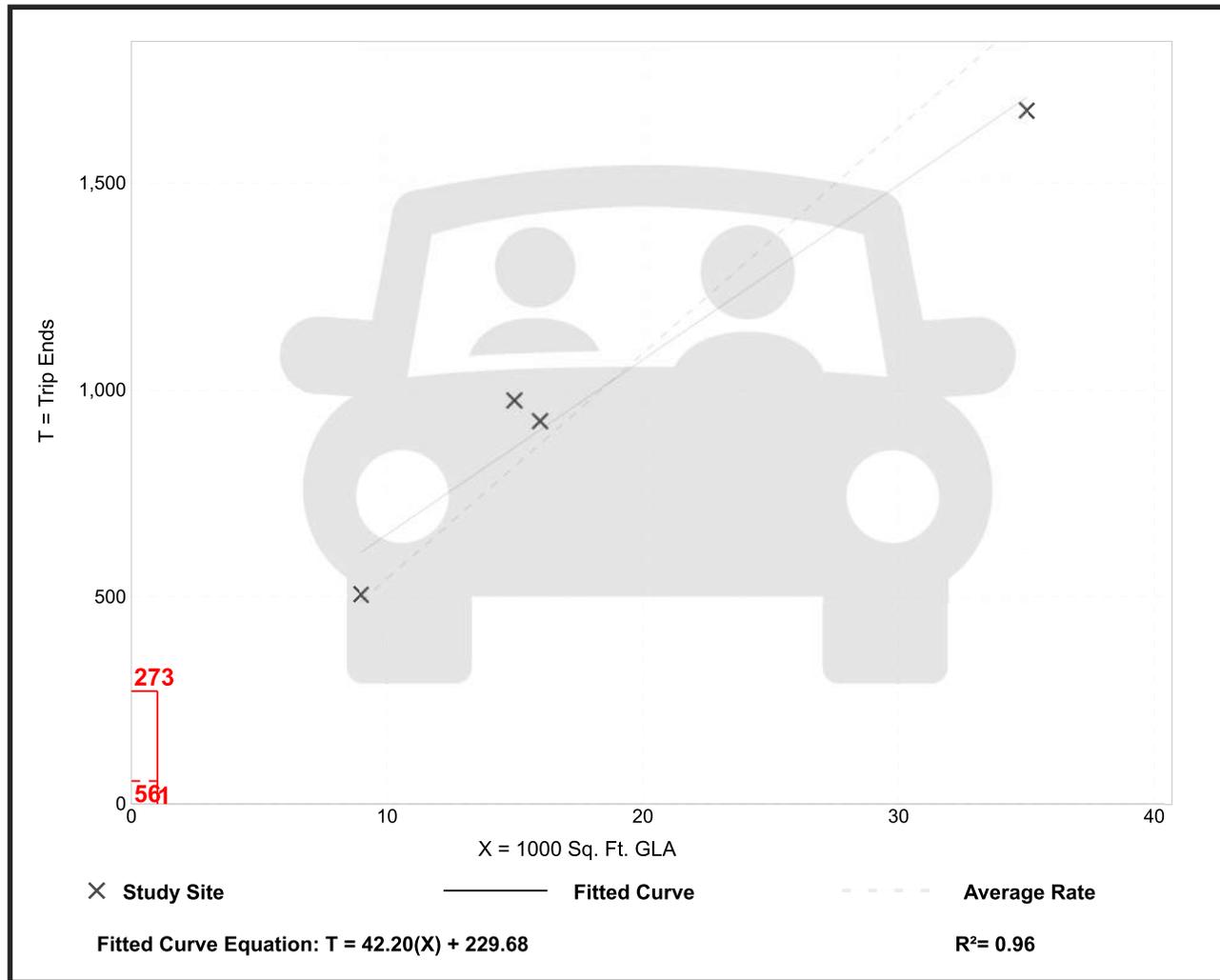
**Setting/Location: General Urban/Suburban**  
Number of Studies: 4  
Avg. 1000 Sq. Ft. GLA: 19  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

## Data Plot and Equation

*Caution – Small Sample Size*



**South Green - Trip Generation Estimate**

Latest print date: 3/28/2023



221 Providence Road 919.929.0481  
 Chapel Hill, NC 27514 ballentineassociates.com

**Proposed Uses on Lot 2\***

Use	Size (SF)	Dwelling Units	Carrboro Use		ITE Land Use Code	Trip Rate	Average
			Group				Weekday Trips
Multi-family Apartments	68,000	57	1.331		221 - Multifamily (Mid-Rise)	4.54/dwelling unit	
<b>Total 1.331</b>	<b>68,000</b>						<b>259</b>
Commercial**	7,700		3.110		822 - Strip Retail <40k	54.45/1000 sf GFA	
<b>Total 3.130</b>	<b>7,700</b>						<b>419</b>
<b>Total Lot 2</b>	<b>75,700</b>						<b>678</b>

\* Per 27 Mar 2023 Illustrative Plan

\*\* Includes 1,200 sf of indoor amenity space associated with multifamily

# Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

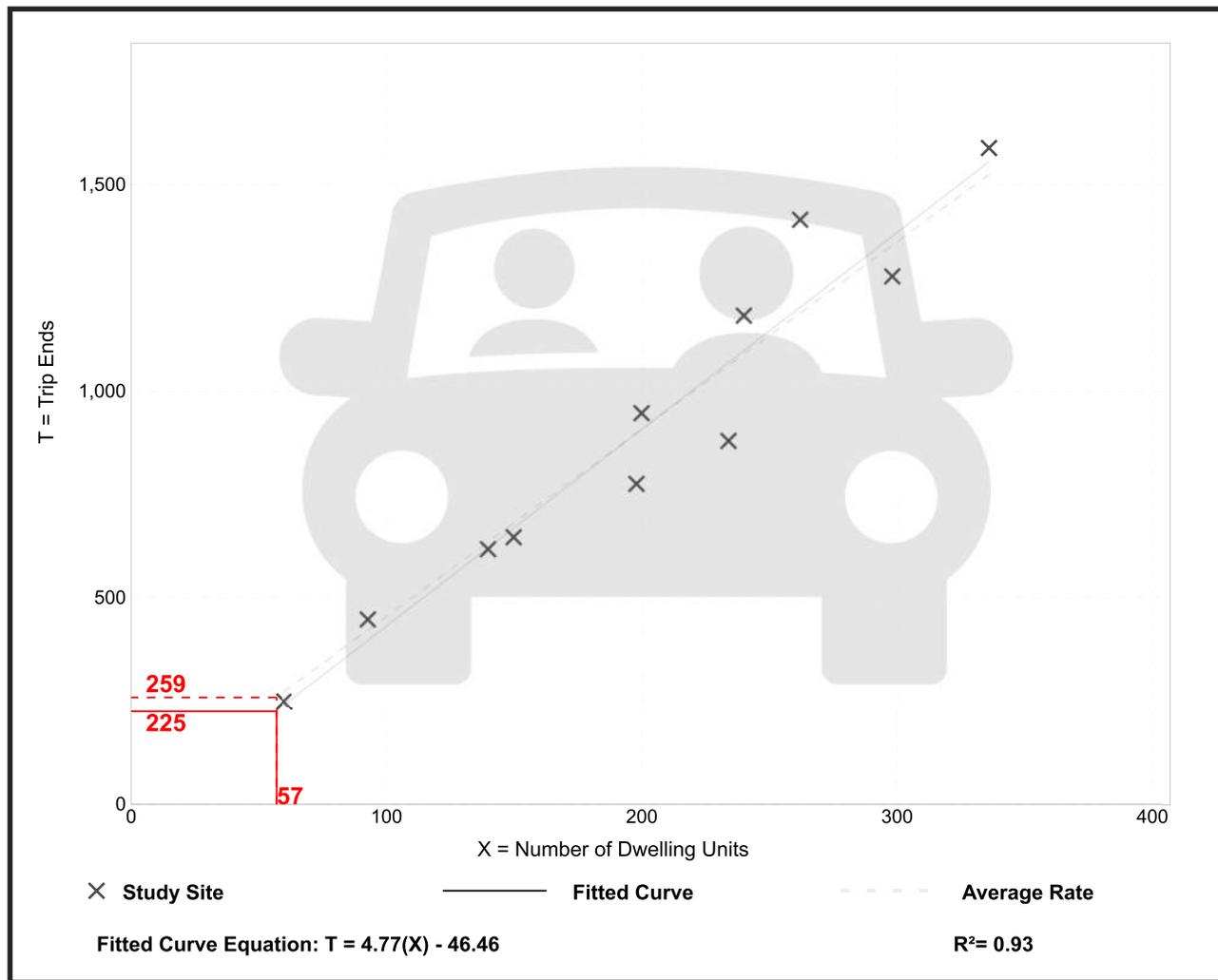
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 11  
Avg. Num. of Dwelling Units: 201  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

## Data Plot and Equation



# Strip Retail Plaza (<40k) (822)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**  
**On a: Weekday**

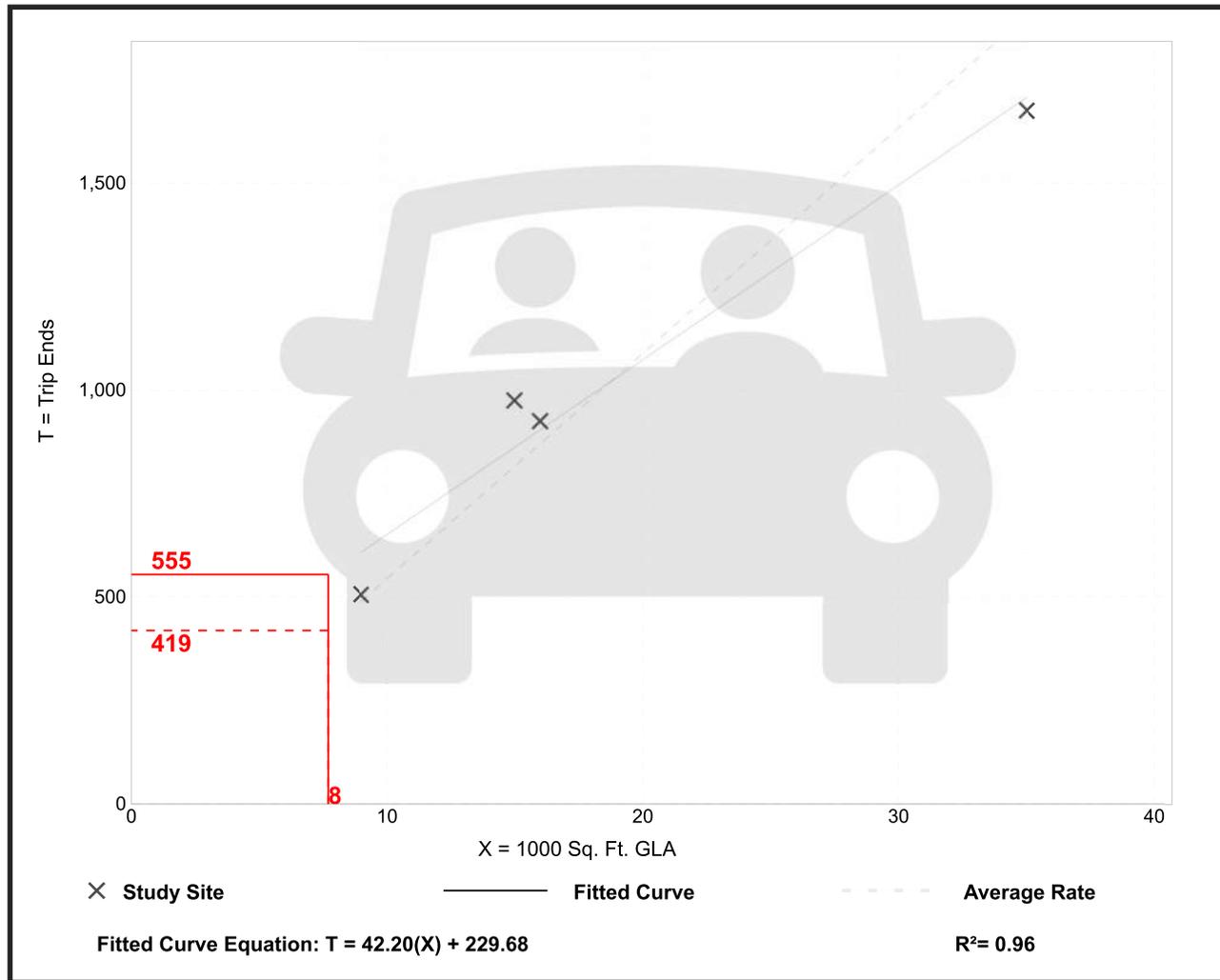
**Setting/Location: General Urban/Suburban**  
Number of Studies: 4  
Avg. 1000 Sq. Ft. GLA: 19  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

## Data Plot and Equation

*Caution – Small Sample Size*





August 13, 2014

Mr. Chuck Edwards, PE  
District Engineer  
NC Department of Transportation  
127 East Crescent Square Dr.  
Graham, NC 27253

RE: Revised Trip Generation for 501 S. Greensboro Street in Carrboro, NC - (DAVENPORT Project Number **13-414**)

Dear Mr. Edwards:

In August 2013, DAVENPORT submitted a Transportation Impact Analysis (TIA) to NCDOT for the project stated above. The project is located at the intersection with Old Pittsboro Road on the east side of South Greensboro Street. The development was studied to consist of 30,350 square feet of retail and a 3,000 square foot bank with 2 drive-thru lanes. After pass-by reductions, this development would generate 2,213 daily trips and 95 AM peak hour net trips and 218 PM peak hour net trips.

Since the submittal, the client has made some changes to the site plan that would affect the land use and intensities. Attached are the site plans (two options are being studied) along with the trip generation comparison table of the original and the revised site plans.

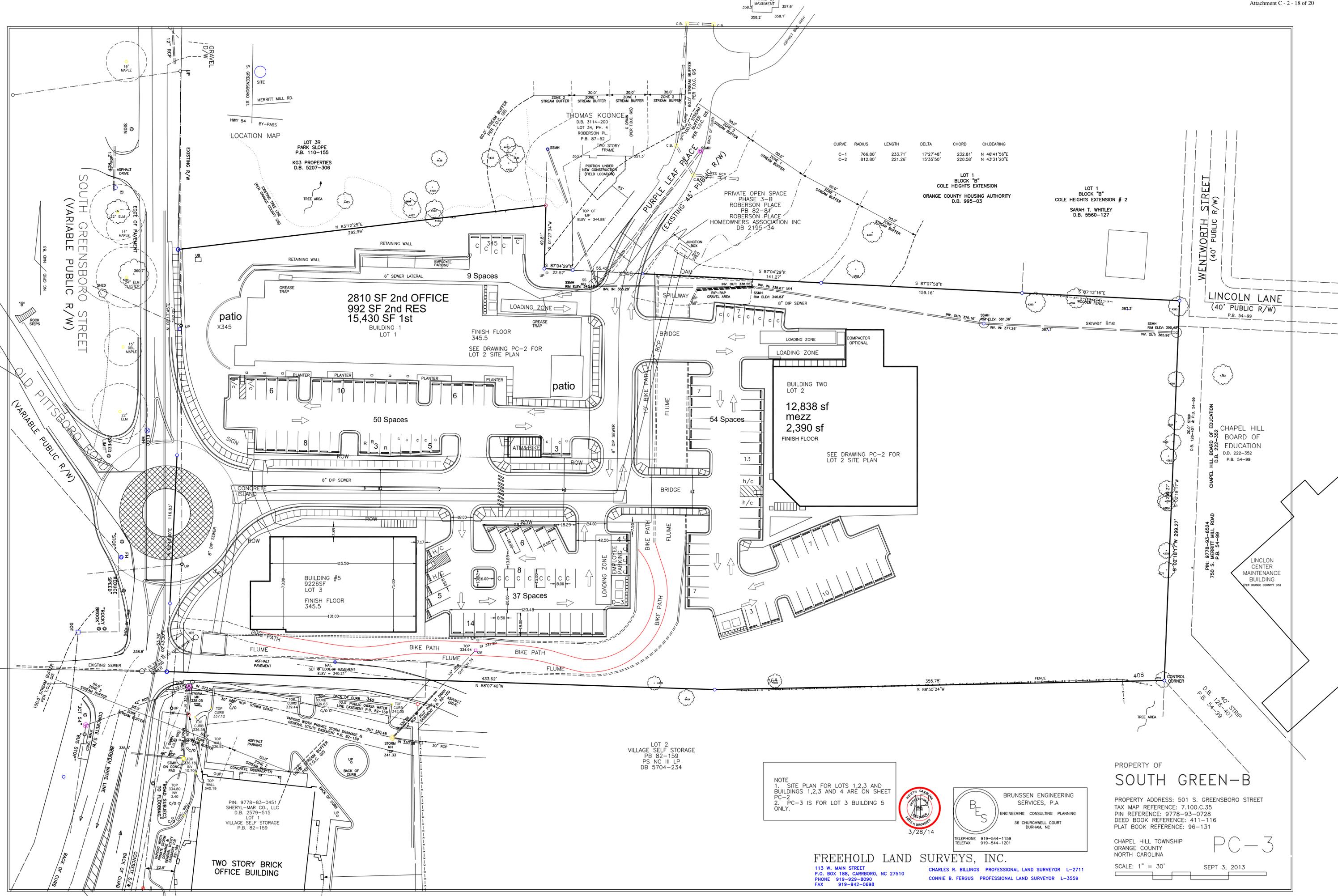
Please let know if a revised TIA is needed to reflect these changes or if this trip generation letter would suffice.

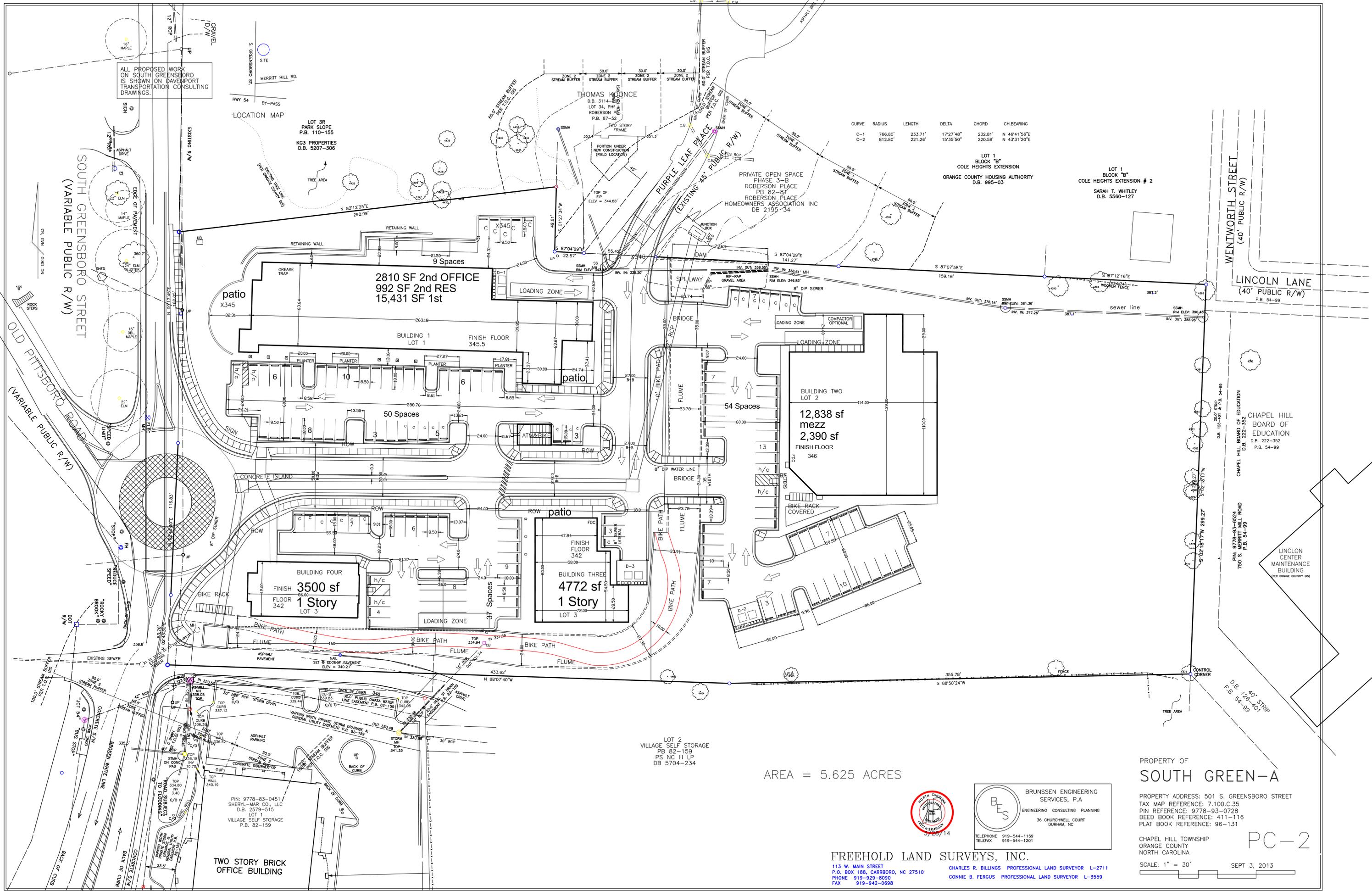
Please feel free to contact me with any questions at 336-744-1636.

Sincerely,

*Dionne C. Brown*

Dionne C. Brown, PE





CURVE	RADIUS	LENGTH	DELTA	CHORD	CH-BEARING
C-1	766.80'	233.71'	17°27'48"	232.81'	N 48°41'56"E
C-2	812.80'	221.26'	15°35'50"	220.58'	N 43°31'20"E

LOT 1  
BLOCK "B"  
COLE HEIGHTS EXTENSION  
ORANGE COUNTY HOUSING AUTHORITY  
D.B. 995-03

LOT 1  
BLOCK "B"  
COLE HEIGHTS EXTENSION # 2  
SARAH T. WHITLEY  
D.B. 5560-127

WENTWORTH STREET  
(40' PUBLIC R/W)

LINCOLN LANE  
(40' PUBLIC R/W)

CHAPEL HILL BOARD OF EDUCATION  
D.B. 222-352  
P.B. 54-99

LINCOLN CENTER MAINTENANCE BUILDING  
(PER ORANGE COUNTY GIS)

LOT 2  
VILLAGE SELF STORAGE  
PB 82-159  
PS NC III LP  
DB 5704-234

AREA = 5.625 ACRES



**BRUNSSON ENGINEERING SERVICES, P.A.**  
ENGINEERING CONSULTING PLANNING  
36 CHURCHWELL COURT  
DURHAM, NC  
TELEPHONE 919-544-1159  
TELEFAX 919-544-1201

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

CHARLES R. BILLINGS PROFESSIONAL LAND SURVEYOR L-2711  
CONNIE B. FERGUS PROFESSIONAL LAND SURVEYOR L-3559

PROPERTY OF  
**SOUTH GREEN-A**  
PROPERTY ADDRESS: 501 S. GREENSBORO STREET  
TAX MAP REFERENCE: 7.100.C.35  
PIN REFERENCE: 9778-93-0728  
DEED BOOK REFERENCE: 411-116  
PLAT BOOK REFERENCE: 96-131

CHAPEL HILL TOWNSHIP  
ORANGE COUNTY  
NORTH CAROLINA  
SCALE: 1" = 30'  
SEPT 3, 2013

PC-2

ALL PROPOSED WORK ON SOUTH GREENSBORO IS SHOWN ON DAVENPORT TRANSPORTATION CONSULTING DRAWINGS.

LOCATION MAP

LOT 3R  
PARK SLOPE  
P.B. 110-155  
KG3 PROPERTIES  
D.B. 5207-306

SOUTH GREENSBORO STREET  
(VARIABLE PUBLIC R/W)

OLD PITTSBORO ROAD  
(VARIABLE PUBLIC R/W)

TWO STORY BRICK OFFICE BUILDING

PIN: 9778-93-0451  
SHERYL-MAR CO., LLC  
D.B. 2579-515  
LOT 1  
VILLAGE SELF STORAGE  
P.B. 82-159

**Table XX.X - ITE Trip Generation - Original**

Average Weekday Driveway Volumes				24 Hour	AM Peak Hour		PM Peak Hour	
				Two-Way				
<u>Land Use</u>	<u>ITE Land Code</u>	<u>Size</u>		<u>Volume</u>	<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
Shopping Center	820	30.350	Th.Sq.Ft.GLA	3,129	46	30	140	146
Bank with Drive-Thru	912	2	Lanes	279	11	8	27	28
<b>Total Unadjusted Trips</b>				<b>3,408</b>	<b>57</b>	<b>38</b>	<b>167</b>	<b>174</b>
Shopping Center Pass-by Reduction (34% PM)				-1,064	0	0	-48	-50
Bank Pass-by Reduction (47% PM)				-131	0	0	-13	-13
<b>Total Adjusted Trips</b>				<b>2,213</b>	<b>57</b>	<b>38</b>	<b>107</b>	<b>111</b>

**Table XX.X - ITE Trip Generation - CP3**

Average Weekday Driveway Volumes				24 Hour	AM Peak Hour		PM Peak Hour	
				Two-Way				
<u>Land Use</u>	<u>ITE Land Code</u>	<u>Size</u>		<u>Volume</u>	<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
Shopping Center	820	34.5	Th.Sq.Ft.GLA	3,400	50	31	141	153
General Office Space	710	2.8	Th.Sq.Ft.GLA	87	10	1	14	68
Sit-down Restaurant	932	5.4	Th.Sq.Ft.GLA	687	32	26	32	21
<b>Total Unadjusted Trips</b>				<b>4,174</b>	<b>92</b>	<b>58</b>	<b>187</b>	<b>242</b>
Shopping Center Pass-by Reduction (34% PM)				-1,156	0	0	-48	-52
Restaurant Pass-by Reduction (43% PM)				-295	0	0	-14	-9
<b>Total Adjusted Trips</b>				<b>2,723</b>	<b>92</b>	<b>58</b>	<b>125</b>	<b>181</b>

**Table XX.X - ITE Trip Generation - CP2**

Average Weekday Driveway Volumes				24 Hour	AM Peak Hour		PM Peak Hour	
				Two-Way				
<u>Land Use</u>	<u>ITE Land Code</u>	<u>Size</u>		<u>Volume</u>	<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
Shopping Center	820	32.1	Th.Sq.Ft.GLA	3,245	48	30	134	146
General Office Space	710	2.8	Th.Sq.Ft.GLA	87	10	1	14	68
Sit-down Restaurant	932	5.4	Th.Sq.Ft.GLA	687	32	26	32	21
<b>Total Unadjusted Trips</b>				<b>4,019</b>	<b>90</b>	<b>57</b>	<b>180</b>	<b>235</b>
Shopping Center Pass-by Reduction (34% PM)				-1,103	0	0	-46	-50
Restaurant Pass-by Reduction (43% PM)				-295	0	0	-14	-9
<b>Total Adjusted Trips</b>				<b>2,620</b>	<b>90</b>	<b>57</b>	<b>121</b>	<b>176</b>