

# TOWN OF CARRBORO



## NEIGHBORHOOD MEETING FORM

"Dear Potential Business Operator:

Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business. Please refer to the 'Checklist for Opening a Business in Carrboro.'

### TO THE TOWN COUNCIL OF THE TOWN OF CARRBORO:

**DUE TO PROPOSED LAND DISTURBING ACTIVITY TO TAKE PLACE ON PROPERTY LOCATED AT:**

420 Smith Level Road

**TO BE CALLED** 420 Smith Level

**AND TAX MAP REFERENCED AS** 9778700424;

I, Deans Hackney, REPRESENTING Hackney & Company LLC,

**SUBMIT THIS NEIGHBORHOOD MEETING FORM TO ACKNOWLEDGE THAT:**

[PLEASE CHECK THE APPROPRIATE BOX BELOW.]

A MEETING WAS HELD WITH THE MEMBERS OF THE NEIGHBORHOOD ON

April 8<sup>th</sup>, 2021.

Residents (including Property Owners and Renters), up to 1000 feet of the property, were notified of the neighborhood meeting.

A MEETING WAS NOT HELD WITH THE MEMBERS OF THE NEIGHBORHOOD.

THIS NEIGHBORHOOD MEETING FORM IS RESPECTFULLY SUBMITTED TO THE TOWN STAFF ON THIS

21<sup>st</sup> DAY OF April, 2021.

By affixing my signature, I attest to the accuracy of the submitted information.

Deans Hackney

Signature



# Hackney & Company

April 19<sup>th</sup>, 2021

Town of Carrboro  
 Attn: Town Council  
 301 W. Main St.  
 Carrboro, NC 27510

Re: Minutes of 420 Smith Level Neighborhood Information Meeting (4/8/21)

Dear Members of the Town Council,

I would like to take this opportunity to submit the minutes from the Neighborhood Information Meeting that was held on Thursday, April 8<sup>th</sup>, 2021 regarding the conditional re-zoning proposal for 420 Smith Level. The meeting had 55 virtual attendees including the applicant, Deans Hackney with Hackney & Company, project engineer and landscape architect, Joe Faulkner with CE Group, as well as Tina Moon, Marty Roupe, and Jon Hartman-Brown with the Town of Carrboro. Below is a summary of questions and comments that were addressed as well as a complete list of attendees.

- Concerns were raised regarding stormwater runoff from the proposed project. Applicant responded by noting that the proposal should actually alleviate stormwater issues on neighboring properties by capturing and treating runoff that currently sheet flows from 420 Smith Level onto their property. Applicant also noted that all post-developed flow rates are at or below the pre-developed peak flow rate.
- Concerns were raised regarding the self-storage use's hours of operation. Applicant responded by noting the conditions proposed would limit hours of operation from 6am-10pm.
- Concerns were raised regarding tree removal. Applicant responded by noting re-plantings would meet requirements set out in the Town ordinance.
- Concerns were raised regarding traffic generation. Applicant cited the traffic impact analysis (TIA) which shows only a minimal increase in traffic.
- Concerns were raised regarding grading. Applicant noted the intent will be to balance the site and minimize the amount of dirt hauled on or off site.
- Concerns were raised about the future of the site in 100 years. Applicant could not speculate as to the future of the site that far from now.
- Concerns were raised that the market is oversupplied with self-storage. Applicant responded by citing a third-party market study noting the market is undersupplied and all competing facilities have reached stabilized occupancy.
- A suggestion was made that the Town purchase the property for a park.
- Concerns were raised that the market is oversupplied with retail and office. Applicant responded by noting they have had conversations with prospective tenants interested in leasing space at the site.
- Concerns were raised regarding the presence of bedrock on site and its impact on infiltration of the permeable pavement areas. Applicant responded by noting the bedrock is located in a fill area where proposed construction would not disturb it. Additionally, since it is located in a proposed fill area, infiltration should actually improve.

- A suggestion was made for the applicant to redesign the concept plan to remove the self-storage use and increase retail & office or add a residential component. The applicant would not be interested in developing the site without the self-storage concept.
- Concerns were raised regarding the effect on property taxes should the development fail to lease. Applicant responded by noting that property taxes based on the assessed value from the County and are paid regardless of vacancy rates.
- Concerns were raised regarding pedestrian safety. Applicant cited the TIA that notes a minimal increase in traffic, as well as the site plan which adds a fourth crosswalk to an already controlled intersection.

List of Attendees

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Deans Hackney – Hackney & Company LLC  
Joe Faulkner – CE Group

Tina Moon – Town of Carrboro  
Marty Roupe – Town of Carrboro  
Jon Hartman-Brown – Town of Carrboro

Jessica Aylor  
Mark Rhodes  
Ellen Cornette  
James Cornett  
Pam Freedman  
Joseph Guglielmo  
Amy Perou  
Sarah Goodnight  
Sowmya Rajan  
Sarah Poulton  
Laura Hayes Morgan  
Bill Schaller  
Lynn O'Brien  
Sandy Cash  
Peter Winkler  
Jon Powell  
Curt Torell  
Peadar Noone Eithne Burke  
Marsha Hamilton  
J. Frakes  
Southern Seaboard  
Tiffany  
Linda Kastleman  
Brandon Wagner  
Tammy Atkins  
Torin Monahan  
cmb  
Alex Nesbit  
Ivan Urlaub  
B.J. Warshaw  
Sharon Warren

Sumeet Chawla  
Wes Shuttleworth  
Robert McGlothlin  
Peter Dooling  
Roger Mitchell  
Leedom Lefferts  
Lauren Adair  
Jeong  
Jessica Sherrieb  
Norns Phillips  
Amy Wang  
Betty  
Dean Karriger  
Helen Lazear  
Jill Fisher  
Joyce Waterbury  
Kyle H  
Liz  
Reg Morgan