



Hackney & Company

April 23rd, 2021

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

Re: 420 Smith Level Road – Conditional Rezoning Petition

Dear Members of the Town Council,

I would like to take this opportunity expand upon the narrative presented in the Petition for Change of Zoning for our proposed development located at 420 Smith Level Road. We firmly believe that this project will provide economic and social benefits to the community as a whole by creating a destination commercial node that will provide a significant new source of tax revenue as well as full-time employment opportunities in a manner compatible with surrounding residential districts.

Our plan will significantly increase the property tax revenue generated from the existing parcels. We used a developed parcel of the South Green development, specifically Orange County Parcel 9778837930, as a comparable parcel to estimate the tax benefits of our project. Our calculations indicate that at full buildout and using 2021 dollars, the project would generate over \$212,000 in annual tax revenue. Of that figure, \$76,000 would be generated for the Town of Carrboro and \$25,000 for Chapel Hill – Carrboro City Schools. Currently the subject properties only generate \$13,000 in tax revenue, with \$4,700 of that for the Town of Carrboro and \$1,500 for Chapel Hill – Carrboro City Schools. We expect 420 Smith Level Road to create full time employment opportunities for the Carrboro community. At completion, we conservatively estimate the project will create 10-15 full time jobs, based on the types of uses considered and permitted within the Office/Assembly zoning district.

We aim to design the project to be a destination commercial node that is compatible with the adjacent residential districts. All building exteriors will be constructed with brick, stone, wood or fabricated residential lap siding made of hardboard or vinyl. The roof pitch for Buildings 2, 3, & 4 will have a minimum vertical rise of one foot for every two feet of horizontal run. The windows for those same buildings will be of the scale and proportion typical of single-family residences. To the extent practicable, Building 1, which we have identified as the self-storage building, will also be designed and constructed with similar windows but will have a flat roof to accommodate for solar panels.

We are confident that the development of 420 Smith Level Road will be a mutually beneficial endeavor for all of the project's stakeholders, particularly the Town and citizens of Carrboro. Thank you for your time and consideration of our proposal.

Respectfully submitted,



Deans Hackney III
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PETITION FOR CHANGE OF ZONING FORM

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TOWN OF CARRBORO

PETITION FOR CHANGE OF ZONING



PETITIONER:

Levi & Patricia Green, and Steven & Valerie Green

DATE:

12/11/2020

The Petitioner named above respectfully requests the Town Council of the Town of Carrboro to rezone the below-described property from R10 to O/A-CZ zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME Levi & Patricia Green, and Steven & Valerie Green
ADDRESS: P.O. Box 3442, Wilmington, NC 28406
TELEPHONE #:(910) 508-6658
2. INTEREST IN PROPERTY(IES): Owners
3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS : 410, 420, and 430 Smith Level Road
Intersection of Smith Level Road and Culbreth Road
4. DESCRIPTION OF INDIVIDUAL LOT(S) SOUGHT TO BE REZONED:
 - a. OWNER: Levi & Patricia Green
Book 1997 / Page 19
TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE: 0.795 PARCEL: 9778609205
SUBDIVISION NAME: _____ FRONTAGE: 235' DEPTH : 180'
EXISTING STRUCTURES AND USES: Single Family Residence
 - b. OWNER: Steven Green & Valerie Green
Book 1997 / Page 19
TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE: 1.623 PARCEL: 9778700424
SUBDIVISION NAME: _____ FRONTAGE: 400' DEPTH : 300'

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EXISTING STRUCTURES AND USES:

Single Family Residence

c. OWNER: Levi & Patricia Green

TAX MAP: Book 1997 / Page 19

BLOCK: LOT: ACREAGE: 1.523

PARCEL: 9778609663

SUBDIVISION NAME: FRONTAGE: 140' DEPTH: 390'

EXISTING STRUCTURES AND USES:

Vacant Land

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 attachment	

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES ___ NO X
IF "YES", WHEN? _____

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 subject property is located in a transition area between downtown Carrboro and established residential districts off of Smith Level and Culbreth Roads. The proposed O/A conditional district is compatible with the surrounding area as noted in Section 3.3 of Vision2020 Plan (New Commercial Growth) and is closely located to other O/A districts in

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the area. The project will complement established transitional uses, creating employment opportunities and needed services to the community. Further, the project will establish an organized mixed-use, neighborhood commercial node servicing the adjacent residential district with shopping and dining conveniently located along Smith Level Road. The storage use proposed will result in low amounts of traffic generation, noise, and light, making it a great transitional use adjacent to established multi-family residential.

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

The proposed O/A conditional district is within an appropriate transition area, per Section 3.3 of the Town's Vision2020 Plan (New Commercial Growth). The subject property is one of the few remaining large undeveloped infill parcels within the Town limits and has much more potential to provide economic and social benefit to the Town as a commercial district. The district will support a pedestrian scaled project compatible with Section 3.312 fostering an attractive assortment of needed community uses while providing a destination neighborhood commercial node for the benefit of the surrounding local area. The site is also well suited for these uses due to the existing high volume of traffic along Smith Level Road.

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

The rezoning is anticipated to maintain, if not enhance, property values in the surrounding area. The Traffic Impact Analysis for the proposed development has shown that traffic generation will be minimal and will not impact traffic flows in the Smith Level Road and Culbreth Road corridors. The project will bring needed goods and services closer to the adjacent residential districts, thus reducing drive times and traffic generation while increasing convenience. The district will result in a low-impact destination work/shop/play commercial node that prospective property owners will want to be close to.

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

Given the subject property's location in a transition area adjacent to a major roadway, rezoning the property to an O/A conditional district will result in the highest and best use of the property while mitigating any negative impacts of commercial development. The Town's Vision2020 Plan encourages new office/assembly conditional use developments within these transition areas in Section 3.3. The subject property has great potential to serve the Town as a destination commercial node that would supply needed goods and services to existing residential areas.

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE 11th DAY OF December, 2020.

PETITIONER'S SIGNATURE: Steven Gray Va MZ

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.



Hackney & Company

December 11th, 2020

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

Re: Morgan Creek Commons – Conditional Rezoning Application Conditions

Dear Members of the Town Council,

I would like to take this opportunity to submit a list of conditions to the Petition for Change of Zoning submitted by Hackney & Company LLC for lands located at 410, 420, & 430 Smith Level Road. We are proposing the following conditions in association with the rezoning and subsequent proposed development, Morgan Creek Commons:

- 1) The applicant will build in substantial conformance to the plans submitted.
- 2) The applicant shall limit conditional uses to the following uses identified in the permit:
 - a) Retail - use #2.110 and 2.120
 - b) Office, clerical, research, and services - use #3.110, 3.120, and 3.130
 - c) Restaurant - use #8.100 and 8.200
 - d) Storage - use #10.210
- 3) For all exterior lighting, the applicant will install a maximum fifteen-foot high light poles throughout the project and use a maximum 3000 kelvin rating for all LED lights
- 4) The Declaration of Covenants and Restrictions will restrict hours of deliveries between the hours of 6am and 10pm on weekdays and 7am and 10pm on weekends
- 5) The Declaration of Covenants and Restrictions will restrict hours of access to the self-storage use to between the hours of 6am and 10pm.
- 6) The Declaration of Covenants and Restrictions will restrict the hours of collection of trash and recycling. A copy of the Declaration of Covenants and Restrictions will be provided to the Town prior to approval of construction plans.
- 7) The Declaration of Covenants and Restrictions will restrict the hours of landscape maintenance. A copy of the Declaration of Covenants and Restrictions will be provided to the Town prior to approval of construction plans.
- 8) The applicant will utilize native plants as identified in the Land Use Ordinance in supplemental landscaping to the extent possible. Supplemental aesthetic plantings, such as pots and beds, may utilize drought tolerant and non-invasive plants.
- 9) The applicant must incorporate design wiring infrastructure for solar panels within the self-storage building design
- 10) The applicant must provide four electric vehicle charging stations.

Respectfully submitted,

Deans Hackney III

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