

**A RESOLUTION SPECIFYING FOLLOW-UP ACTIONS TO A LAND USE ORDINANCE MAP
AMENDMENT REQUEST REGARDING THE REZONING OF THE STGL
PROPERTY FROM R-2 TO RHDC
Resolution No. 139/2002-03**

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to comment on existing and proposed policies and regulations; and

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen sets a public hearing for June 10, 2003 to receive public comment on the petition to rezone the STGL LLC property listed on the Orange County Land Records system as PIN 9778-05-4173 from R-2 to include the RHDC.

BE IT FURTHER RESOLVED that the draft ordinance be referred to the Planning Board for comment and recommendations to the Board.

This is the 15th day of April in the year 2003.

CARRBORO DEVELOPMENT GUIDE
APPENDIX A

TOWN OF CARRBORO

PETITION FOR CHANGE OF ZONING



PETITIONER:

STGL, LLC

DATE:

1-6-03 *Revised 4-10-03*

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Carrboro to rezone the below-described property from R-2 to RHDC zoning classification. The Petitioner furthermore submits the following information in support of this petition.

1. PETITIONER'S NAME STGL, LLC (Steve Simpson)
 ADDRESS: 2245 North Hills Drive, Suite G, Raleigh, NC 27612
 TELEPHONE #: (919) 881-0029
2. INTEREST IN PROPERTY(IES):
Owner
3. BROAD DESCRIPTION OF PROPERTY AREAS SOUGHT TO BE REZONED BY REFERENCE TO ADJOINING STREETS: 8.8 acres contiguous to property owned by Southern Equip. Co.
Currently used as a Redi Mixed Concrete plant. Access will be from Merritt Mill Rd. and Crest Rd.
4. DESCRIPTION OF INDIVIDUAL LOTS SOUGHT TO BE REZONED:
 - a. OWNER: STGL, LLC
 TAX MAP: 92 BLOCK: J LOT 9E ACREAGE 8.8 PARCEL: 9788-05-4173
 SUBDIVISION NAME: - FRONTAGE ** DEPTH: 800'
 EXISTING STRUCTURES AND USES: None. Formerly part of Redi-Mix property.
 - b. OWNER: _____
 TAX MAP: _____ BLOCK: _____ LOT _____ ACREAGE _____ PARCEL: _____
 SUBDIVISION NAME: _____ FRONTAGE: _____ DEPTH: _____
 ** Approximately 47' of frontage along Merritt Mill Rd. and approximately 165' of frontage along Crest Rd. (Chapel Hill's city limits). Guthrie Avenue runs through western portion of lot to serve two separate residential lots. (104 and 106 Guthrie Avenue).

CARRBORO DEVELOPMENT GUIDE
APPENDIX A

EXISTING STRUCTURES AND USES:

c. OWNER: _____

TAX MAP: _____ BLOCK: _____ LOT: _____ ACREAGE: _____ PARCEL: _____

SUBDIVISION NAME: _____ FRONTAGE: _____ DEPTH: _____

EXISTING STRUCTURES AND USES:

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
Attached list provided	

6. HAS THIS PROPERTY BEEN THE SUBJECT OF A ZONING CHANGE SINCE 1979? YES X NO ____
IF "YES", WHEN? 2-4-86 (Rezoned from M-1 to R-2)

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 near the Town center. There is a mix of both commercial and residential uses, both single family and multifamily, on adjacent properties. The proposed zoning will provide for the development of the subject property in concert with the surrounding uses.

CARRBORO DEVELOPMENT GUIDE
APPENDIX A

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

The subject is currently zoned R-2 and is adjacent to properties which have legally non-conforming commercial uses in operation. The proposed zoning classification will allow for the potential redevelopment of one of the adjacent commercial uses and as envisioned by the land use ordinance allow "for a substantial increase in residential opportunities near the Town center."

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

The proposed zoning will have a positive impact on the nearby buildings. The character of the development in the area will be enhanced by new residential units and redeveloped commercial space.

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

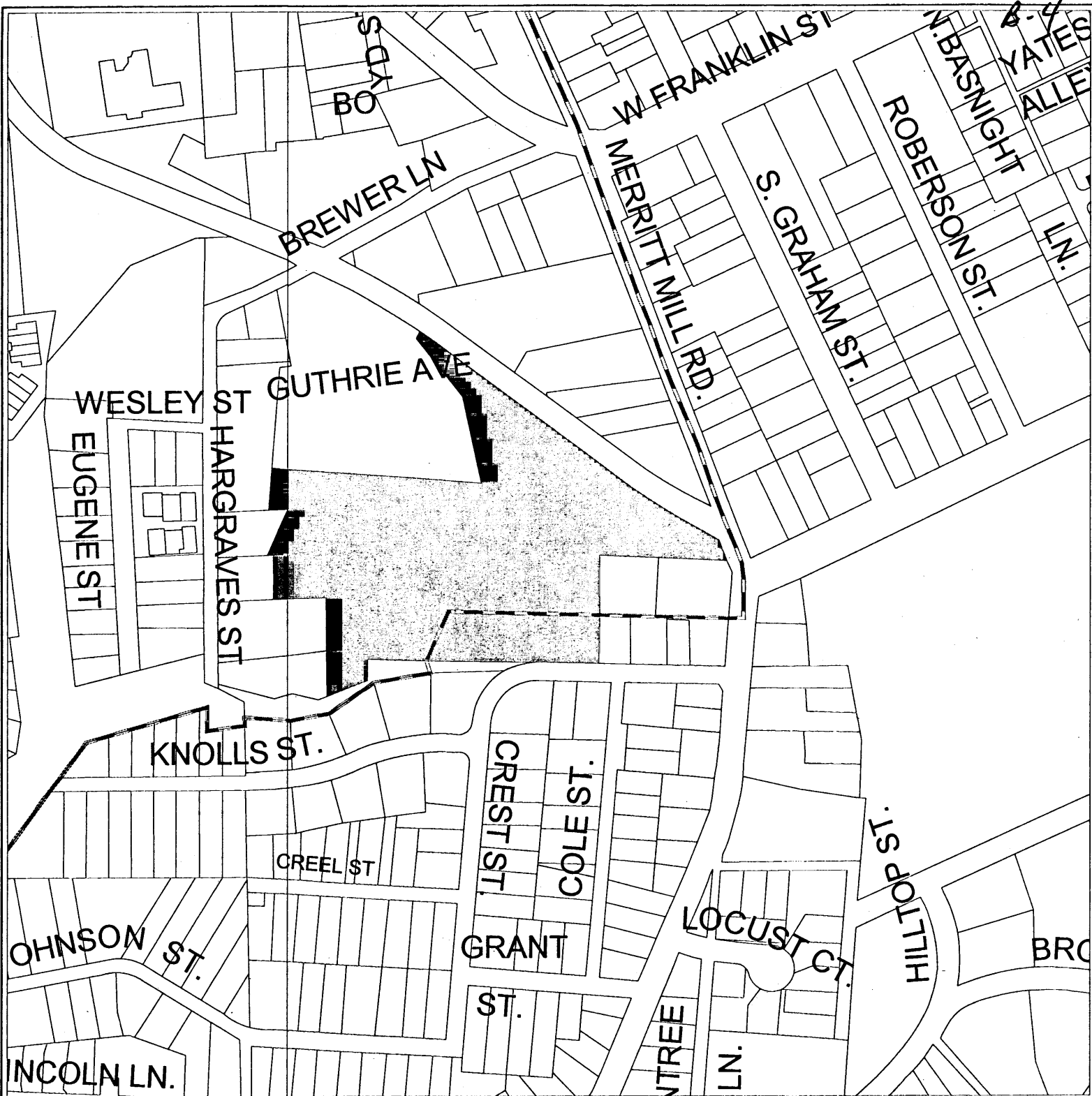
The proposed zoning will allow for the intent of the Residential High Density Commercial Overlay District to be realized. Redevelopment of deteriorating commercial facilities will be encouraged and a substantial increase in residential units will be realized.

WHEREFORE, THE PETITIONER REQUESTS THAT THE OFFICIAL ZONING MAP BE AMENDED AS SET OUT ABOVE. THIS IS THE _____ DAY OF _____, 20____.

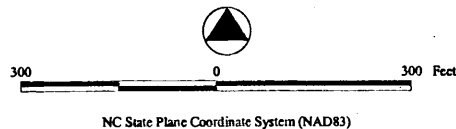
PETITIONER'S SIGNATURE *Frederic M. Sij*

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.



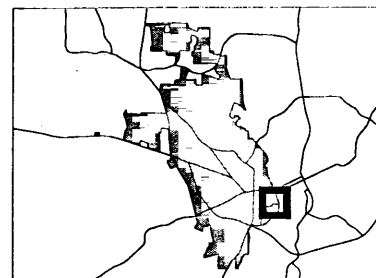
130 S. Merritt Mill Road or 215 Guthrie Ave.



TOWN OF CARRBORO
301 W. Main St.
Carrboro, NC 27510

11 April 2003
Ruth Heston, Planning Department
918-7328

Text Street Names
 Carrboro City Limits
 Properties



THIS MAP IS NOT A CERTIFIED SURVEY AND IS FOR REFERENCE ONLY

The requestor must be aware of data conditions and ultimately bear responsibility for the appropriate use of the information with respect to possible errors, original map scale, collection methodology, currency of data, and other conditions specific to the data.