



NR EDGE PROPERTY OWNER LLC
ADAM GOLDEN
Vice President
AGolden@northwoodravin.com
Tel: 919-354-3686
Fax: 919-354-3638

January 6, 2020

To: Chapel Hill Town Council
From: Northwood Ravin (NR Edge Property Owner LLC)
Re: Request for Limited Scope Modification to Special Use Permit For Carraway Village - Planned Mixed-Use Development, approved February 23, 2015

Dear Mayor and Council:

The first phase of the project and the Eubanks Road improvements are now complete, and we have made great progress on the first two commercial projects currently under construction today. Our goal is to use the current momentum to attract several new tenants to the market, and start multiple new commercial projects at Carraway Village in the coming year. As we push future commercial phases and maximize the potential of the project, we need a few minor adjustments to line up our Special Use Permit with the current commercial market demands. We request Council consider an expedited Limited Scope Special Use Permit Modification for a few very specific items to help make this happen. Below is a brief summary of the specific items:

Requested Limited Scope Special Use Permit Modifications:

1. Adjust Approved Permitted Uses to allow climate-controlled self-storage (on Block G only). Note this was always one of our intended uses for this area, but the Ordinance in 2015 did not clearly define this use, and staff advised we request a minor modification for clarity. Note, Block G is encumbered with the large power lines and this is one of the highest and best uses for this area.
2. Adjust Approved Permitted Uses that currently allows gasoline sales an accessory use, to allow this as a stand-alone use (on Block A north only). This portion of the site is somewhat removed from the center of the project, but with great proximity to I-40. The North Chapel Hill Development Opportunities Report completed for the Town in May of 2019 noted that Carraway Village should attract interstate uses including gas given its proximity to I-40.

3. Adjust Approved Modifications to Sign Sections 5.14.11, adjust all Zoning Compliance Permit commercial square footage thresholds currently at 25,000 sf. ft. to 20,000 sf. ft.
4. Adjust Approved Modifications to Sign Section 5.14.12 specific to the Gateway Sign Features, adjust the number of tenant/use signs that can be displayed from 5 to unlimited.
5. Remove condition to extend Public Street A beyond its current termination point. The original plans contemplated a public road extension through to the adjacent property to the west, but our understanding is the adjacent property is actively being developed and has no plans to make the connection to this public street, primarily due to a large RCD area on the adjacent property that would have to be crossed. This would make any further extension of this street a dead-end. Removing the extension would open more commercial land in this area, and allow greater flexibility to work around the power lines, which will help attract potential tenants.

The above limited modifications will help significantly in our push to maximize the commercial uses at Carraway Village.

Thank you for your consideration.

Sincerely,



Adam Golden
Vice President, Development
Northwood Ravin