



# TOWN OF CARRBORO

NORTH CAROLINA

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## MEMORANDUM

**TO:** David Andrews, Town Manager, and  
Mayor Lydia Lavelle and the Board of Aldermen

**CC:** Patricia McGuire, *AICP*, Planning Director

**FROM:** Martin Roupe, Development Review Administrator 

**DATE:** February 3, 2017

**SUBJECT:** Active Projects Report for January 2017

Please find attached the 'Active Projects Report' for the period of December 16, 2016 to January 15, 2017. Also included, as usual, are both the 'Affordable Housing and Size-Limited Dwellings Report' and the 'New Commercial Areas Report.' The items remain labeled as follows:

Attachment A – Active Projects Report;  
Attachment B – Affordable Housing and Size-Limited Dwellings Report; and  
Attachment C – New Commercial Areas Report.

Please review the reports and, if any questions arise, please either contact the Development Review Administrator (telephone: 918-7333 or email: [mroupe@townofcarrboro.org](mailto:mroupe@townofcarrboro.org)) or bring your questions to a Board of Aldermen meeting. If the questions cannot be answered during the meeting, staff will research the issue and provide the answer either at a subsequent meeting or in a subsequent report. Inquiries that raise significant issues will be responded to through the Manager's Office back to the entire Board.

**\*Please note** that a new item has been added to the Proposed Commercial section of the report for IFC Food First's Conditional Rezoning application.

# *Current Development Projects*

## *Proposed Residential Projects*

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Inara Court

### *Update*

***Review of the SUP has progressed quickly and the project is moving into the public meetings stage now. Advisory Boards reviewed the project on February 2 and the Board of Adjustment will consider the project on February 15.***

*Address* 102-104 Fidelity St

*Developer* Fire Swamp II

*Project Type* SUP *% of Affordable Units* 15

*Tax Map #* 977866397, 9778673076

*Application Date* 2/5/2016 *Approval Date* n/a

*Permit Expires*

*Lot Size (acres)* 0.62 *Building Size (square feet)* n/a

### *Project Status*

Conditional rezoning petition approved. Special Use Permit Not Yet Granted.

### *Description*

Inara Court is a newly received conditional rezoning application requesting to change the zoning designation to R-2 CZ, which would allow either a six or eight unit single family home development at 102 Fidelity Street on vacant land behind O2 Fitness gym. The number of proposed units will require a Special Use Permit issued by the Board of Adjustment, if the Board of Aldermen approves the conditional rezoning request. A text amendment application has also been submitted along with the rezoning request, related to lot sizes in the R-2 district. A request to set public hearing agenda item is scheduled for the Board's May 24, 2016 meeting.

The Board of Aldermen held a public hearing and subsequently approved a conditional rezoning request and associated LUO text amendment for this project on June 28, 2016.

The applicant recently submitted SUP plans for the project. Comments are being returned to the applicant upon receipt.

Comments have been returned to the applicant and revised plans have been submitted.

## ***Proposed Mixed Use Projects***

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### Lloyd Farm Property

#### **Update**

***The Board of Aldermen voted to not approve the Conditional Rezoning request.***

***Address*** 700 and 706 Old Fayetteville Rd

***Developer*** Carrboro Retail LLC

***Project Type*** CUP ***% of Affordable Units*** n/a

***Tax Map #*** 9778196618, 9779107351, 9778097922, 9779200449

***Application Date*** 6/19/2013 ***Approval Date*** n/a

***Permit Expires***

***Lot Size (acres)*** 40.07 ***Building Size (square feet)*** 130500

#### ***Project Status***

Conditional Rezoning Petition Not Approved.

#### ***Description***

This mixed use project contains multiple commercial buildings on multiple parcels, including an anchor grocery store and several outparcels. It also includes a 293 unit residential apartment complex and a 15 unit townhome area. It would be located at the corner of Old Fayetteville Road and Highway 54 on property historically known as Lloyd Farm.

Also of note text amendments and a rezoning need to be approved before a CUP may be issued for the project as it is currently designed.

The fourth review of plans is complete and comments have been returned to the applicant. A definite schedule has not yet been established, but the project may proceed to public meetings before the end of the year.

The applicant held a Neighborhood Information Meeting in the Town Hall Board Room on Wednesday, September 10 from 7 to 9 pm. An additional meeting was held on Monday, October 20.

The Board approved moving forward, with Andy Sachs of Dispute Settlement Center, to explore whether a facilitated discussion / mediation may help move the project forward.

Andy Sachs of Dispute Settlement Center has been discussing the project with a group of representatives and will be providing a recommendation to the Board of Aldermen about how or whether to move forward in early April 2015.

Andy Sachs of Dispute Settlement Center recently held a cross stakeholder meeting in which representatives from the town, neighborhood, and developer discussed the process for mediation. Dates for additional meetings are being finalized now.

A last meeting between representatives of the Town, neighborhood, and developer took place in late August. The developer is now considering whether to change to a conditional zoning request and move forward.

The developer has indicated that he does plan to convert the application to a conditional rezoning request. Materials are being produced now for the conversion, and a resubmittal timeline of early 2017 has been identified.

A modified application has just been received converting the application to a Conditional Rezoning request. Staff has started reviewing the information.

Staff has continued reviewing materials for the conditional rezoning request. A request to set public hearing agenda item is being presented to the Board at its May 17 meeting. The applicant is meeting with neighbors again ahead of the Board meeting.

The Board of Aldermen opened a public hearing on June 28, 2016 to consider the conditional rezoning request and a LUO text amendment associated with the project. Topics were identified for further study and consideration over the summer months.

The public hearings for the proposed rezoning continued on October 18 at which time they were again continued until the November 1 meeting.

## Proposed Commercial Projects

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CVS

### Update

**A demolition permit for removal of the existing building has been approved and work should begin soon. The applicant also has submitted a new / revised Conditional Rezoning petition. Staff has begun reviewing the information.**

**Address** 201 N Greensboro St

**Developer** Redlands Inc.

**Project Type** CUP                      **% of Affordable Units** n/a

**Tax Map #** 9778863699, 9778863587, 9778862555, 9778862648

**Application Date** 4/7/2011 **Approval Date** n/a

**Permit Expires**

**Lot Size (acres)** 1.48    **Building Size (square feet)** 26300

### Project Status

Land Use Permit Not Yet Granted.

### Description

A CUP application has been received for a two-story retail and office building at the corner of North Greensboro St and West Weaver St. The building contains approximately 11,000 sf of space on the ground floor intended for a single retail tenant and approximately 11,000 sf on the second floor intended as office use.

Also note that the property must be rezoned (B-1c proposed) in order to accommodate high-volume retail.

An additional Neighborhood Information Meeting is set for December 8, 2011.

The project was presented to the Joint Review Advisory Boards on March 1, 2012. The Board of Aldermen re-set the public hearing date for April 17, 2012.

The applicant requested that the public hearing be cancelled for now. They intend to reconsider their site plan and proposal, and potentially ask for changes to the design to be reviewed. Revised plans have not yet been submitted.

Staff recently met with the applicant to discuss three different potential modifications to the application. Staff is currently formally assessing the implications of each design with respect to the rezoning portion of the application.

The applicant resubmitted plans for the project after choosing a slightly modified design. The plans are under review. As the changes are not too significant, it is expected that the project will proceed to public hearing quickly, possibly as soon as February 2013.

The project proceeded to the public meetings stage. Upon reaching the Board of Aldermen for a public hearing, the Board indicated a desire to not rezone the property. Upon hearing this, the applicant pulled the application. The applicant is currently considering options for a resubmittal.

The Board recently approved moving forward with a community conversation about the site. Staff is currently working with Dispute Settlement Center to organize the events.

Meetings are now taking place to formulate and design the community conversations meetings. Dates have not yet been set for the full community conversations, but will be included here when known.

Staff is currently trying to bring the agenda planning group back together and concurrently trying to identify dates for the Community Conversations themselves. Dates will be included in this report once they are known.

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## IFC Food First

### Update

**New item.**

*Address* 110 W Main ST

*Developer* Inter-Faith Council

*Project Type* ZP *% of Affordable Units* n/a

*Tax Map #* 9778862209

*Application Date* 12/21/2016 *Approval Date* n/a

### *Permit Expires*

*Lot Size (acres)* 0.28 *Building Size (square feet)* 16413

### *Project Status*

Conditional Rezoning Not Yet Granted.

### *Description*

Inter-Faith Council has submitted a Conditional Rezoning petition for their property at 110 West Main Street related to constructing a new building to contain offices, food pantry, and dining facilities. Staff has begun reviewing the information.

## Approved Residential Projects

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### 610 Homestead

#### Update

**The Board of Adjustment approved the Special Use Permit at its December 2016 meeting. Construction plans have not yet been submitted.**

**Address** 610 Homestead Rd

**Developer** The Berryhill Group

**Project Type** SUP                    **% of Affordable Units** 15

**Tax Map #** 9779182544

**Application Date** 3/24/2016 **Approval Date** n/a

**Permit Expires**

**Lot Size (acres)** 6.88    **Building Size (square feet)** n/a

#### Project Status

Special Use Permit Granted on December 14, 2016.

#### Description

This application is for a twelve lot single family home subdivision accessed off Lake Hogan Farm Road near its intersection with Homestead Road. At twelve lots, the project requires a Special Use Permit with the Board of Adjustment as the permit issuing authority. Plans were distributed in late March and the first review of plans is nearing a conclusion.

The first review of plans is complete. Revised plans have not yet been submitted.

Project review is nearing completion and the project may go to Advisory Boards and the Board of Adjustment in December.

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### Ballentine

#### Update

**No change.**

**Address** North of Harmony Farms E of Old NC 86

**Developer** M/I Schottenstein Homes, Inc.

**Project Type** CUP                    **% of Affordable Units** 18

**Tax Map #** 7.23.C.31

**Application Date** 5/2/2005 **Approval Date** 8/28/2007

**Permit Expires** Permit expires if construction activity ceases for one year

**Lot Size (acres)** 52.31    **Building Size (square feet)** n/a

#### Project Status

96 units approved by CUP, 78 lots approved by plat, 0 homes under construction, 78 certificates of occupancy issued, 0 vacant lots.

**Description**

As proposed, this CUP project consists of 96 units (60 single-family homes and 36 townhomes) on a little more than 52 acres of land. The property is located on the east side of Old NC Highway 86, north of Lake Hogan Farms subdivision and the Harmony Farms Horse Farm, and immediately south of land purchased by Orange County for the Twin Creeks park site.

The Board of Aldermen approved the project (with multiple conditions) on August 28, 2007.

The applicant is moving forward with an application to rezone a portion of the property and modify their plans accordingly.

The Board of Aldermen approved a new phasing plan at its June 22, 2010 meeting. Construction plan review for Phases 1 and 2 is now complete and a preconstruction meeting for the first two phases has been held.

The Board of Aldermen approved the PUD-rezoning request for this site and the developer is moving forward with preparing a new CUP application.

The developer has been meeting with staff to discuss submittal process and requirements for the Major Modification of the CUP. An application has not been submitted yet though.

Staff and the applicant are reviewing concept level drawings for the project currently.

The applicant is now moving toward submittal of the full CUP plans for the PUD portion of the site. A few issues were identified during the concept review, which will need to be addressed and resolved during the CUP review.

The Board of Aldermen and County Commissioners discussed the project during their recent joint meeting.

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## Claremont AIS

**Update**

**No change.**

**Address** 1018 Homestead Rd.

**Developer** Parker Louis LLC

**Project Type** CUP **% of Affordable Units** 15

**Tax Map #** 7.109..16

**Application Date** 10/28/2004 **Approval Date** 11/22/2005

**Permit Expires** Permit expires if construction activity ceases for one year

**Lot Size (acres)** 27.6 **Building Size (square feet)** n/a

**Project Status**

76 units approved by CUP, 76 lots approved by plat, 0 homes under construction, 73 certificates of occupancy issued (including existing house), 3 vacant lots.

**Description**

The Board of Aldermen approved a CUP with conditions on November 22, 2005. The project is located on the north side of Homestead Road immediately south of the Winmore VMU site. The project consists of 79 units, 55 of which are allowed by base density with the remaining 25 provided by the residential density bonus provisions of 15-182.4 of the LUO (12 affordable units and 12 market-rate match units). Both single-family houses and duplex units are proposed.

Construction is underway.

The final plat was released in June 2007 and building permits are being issued. Construction of homes is now well underway.

The Board approved a slight density reduction via a Minor Modification request, with the request now taking the total number of units from 79 down to 76 units. The affordable units are not affected by this request.

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**Claremont South**

**Update**

**The developer has submitted a concept plan for the B-3 zoned business parcel portion of the PUD. The Advisory Boards have reviewed two versions of a concept. A formal application has not yet been received.**

**Address** 1001 Homestead Road

**Developer** Parker Louis, LLC

**Project Type** CUP **% of Affordable Units** 0

**Tax Map #** 7.109..16, 7.109..17

**Application Date** 2/27/2007 **Approval Date** 3/17/2009

**Permit Expires** Permit expires if construction activity ceases for one year

**Lot Size (acres)** 38.14 **Building Size (square feet)** n/a

**Project Status**

96 units approved by CUP, 54 lots approved by plat, 13 homes under construction, 29 certificates of occupancy issued, 12 vacant lots.

**Description**

This CUP project will be located on the south side of Homestead Road, directly across from Claremont, which is currently under construction. A total of 96 units are proposed (68 single-family and 26 duplex units). The project shares certain recreation facilities such as the swimming pool with the portion of the Claremont project located on the north side of Homestead Road.

The Board of Aldermen approved the project (with conditions) at its March 17, 2009 meeting.

The developer discussed the affordable housing component of the project with the Board of Aldermen in early December and is now moving forward with an application to modify the CUP.

The applicant recently submitted a permit modification application to adjust the size and use types of lots within the subdivision.

Plan review for the CUP Major Modification is nearly complete and the rezoning application was recently received. This project likely will move to public meetings during April 2012.

The Board of Aldermen held a public hearing and approved the project on April 17, 2012.

After meeting with the Board of Aldermen in June 2012 to discuss affordable housing again, the developer began working on plans to modify the permit again in order to incorporate a charter school and multifamily housing into the design for the eastern portion of the site.

Plan review was mostly completed relatively quickly and staff worked with the applicant to try to schedule the project for public meetings. Just before the Joint Advisory Board meeting, the applicant requested that the application be removed from the agenda for now.

Construction of single-family homes on the western side of the development is underway.

Staff is working with Orange County Erosion Control regarding work that recently took place on site. A formal preconstruction meeting is being scheduled now for the last phase of the project. Work should begin soon.

Construction has begun for the last phase of the project. Staff is monitoring the site, along with Orange County Erosion Control.

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## Lloyd Harbor AIS

### Update

**No change.**

**Address** 201 Quail Roost Drive

**Developer** Layton Wheeler and Mary Aquero Wheeler

**Project Type** CUP                      **% of Affordable Units** 18

**Tax Map #** 7.107B.H.1

**Application Date** 1/29/2008   **Approval Date** 6/26/2007

**Permit Expires** Permit expires if construction activity ceases for one year

**Lot Size (acres)** 5.98   **Building Size (square feet)** n/a

### Project Status

15 units approved by CUP, 15 lots approved by plat, 5 homes under construction, 10 certificates of occupancy issued, 0 vacant lots.

### Description

This Conditional Use Permit project was approved on September 22, 2009 for 15 dwelling units. Two of the dwelling units will meet the LUO's affordability criteria and a 0.55 payment-in-lieu of a third affordable unit will be paid.

The Board approved a Minor Modification request on 6/25/2013 for payments-in-lieu for providing affordable housing and modifying stormwater treatment to remove stormwater facilities from private properties.

Construction of additional homes is now underway.

Staff is working with applicants for construction of individual homes to modify some aspects of the stormwater treatment systems for the development.

Staff is continuing to meet and work with residents of the subdivision to discuss stormwater issues. The issue relating to the pipe exiting the stormwater pond has been corrected.

## Veridia

### Update

**No change.**

**Address** 810 Old Fayetteville Rd

**Developer** Sustainable Properties

**Project Type** CUP **% of Affordable Units** 0

**Tax Map #** 7.108..32, 7.108..41A

**Application Date** 4/15/2010 **Approval Date** 4/26/2011

**Permit Expires** 4/26/2015

**Lot Size (acres)** 4.67 **Building Size (square feet)** n/a

### Project Status

Conditional Use Rezoning and Conditional Use Permit Issued on April 26, 2011. Construction has not begun.

### Description

This CUP project involves redeveloping the existing 39-unit mobile home park at 810 Old Fayetteville Road. The 39-unit density was established in a previous lawsuit involving the Town and a previous owner. New stick-built homes will replace the mobile homes and a new driveway and additional amenities will be added.

On December 2, 2008, the applicant met with the Board of Aldermen to explain why it will not be possible to include 15% affordable units in the project. In lieu of doing so, the Board and applicant tentatively agreed upon a pricing ceiling that involves a maximum price of \$300,000 for all 39 homes. Minutes from this meeting will be included in the package of materials when the project goes back to the Board of Aldermen.

The Board of Aldermen offered the applicant feedback on the topic of affordable housing as it relates to this project at a second affordable housing discussion on September 21, 2010. The applicant received the feedback and is now continuing with preparation of revised plans.

The Board of Aldermen approved the rezoning and CUP (with conditions). Construction plans have not yet been submitted.

The Board recently granted a CUP extension. The new permit expiration date is April 26, 2016.

The Board recently granted a CUP extension. The new permit expiration date is April 26, 2018.

## Approved Mixed Use Projects

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### Club Nova Expansion

#### Update

**No change.**

**Address** 103 W Main Street

**Developer** Club Nova Community Inc.

**Project Type** CUP                    **% of Affordable Units** n/a

**Tax Map #** 9778862027

**Application Date** 10/2/2013 **Approval Date** n/a

**Permit Expires** 6/24/2016

**Lot Size (acres)** 0.66    **Building Size (square feet)** 1591

#### Project Status

A Conditional Use Permit already exists for this site. The newly-proposed Major Modification application has been approved. Construction plans not yet submitted.

#### Description

Club Nova has submitted a CUP Major Modification application. The proposal involves construction of a new building, which will contain kitchen facilities for the organization as well as additional space. Other site modifications are proposed along with the new building. Review of the project has progressed quickly and the project may possibly proceed to a public hearing as soon as February 2014, pending the submittal of last pieces of information related to land use ordinance compliance.

The Board of Aldermen approved the project at its June 24, 2014 meeting. Construction plans have not yet been submitted.

The applicant recently presented a new concept plan to advisory boards that would involve removing the existing clubhouse and replacing it with a new structure. The applicant is also requesting an extension of the CUP modification approved in 2014.

An extension was granted for the CUP. The new expiration date is June 24, 2018.

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### Shelton Station

#### Update

**The commercial building near North Greensboro Street is nearing completion and should receive a Certificate of Occupancy soon.**

**Address** 410 N Greensboro St

**Developer** Belmont Sayre LLC

**Project Type** CUP                    **% of Affordable Units** 20

**Tax Map #** 9778877556

**Application Date** 8/27/2012 **Approval Date** 4/2/2013

**Permit Expires** 4/2/2015

**Lot Size (acres)** 2.64 **Building Size (square feet)** 138038

#### **Project Status**

B-1 (g) Conditional Zoning Granted. Conditional Use Permit Granted on 4/2/13. Construction has now begun.

#### **Description**

Conditional Use Permit plans have been submitted for the project in accordance with the B-1(g) conditional zoning district approved by the Board of Aldermen. The project includes both a commercial building and a residential building.

The project reached the public hearing stage and the CUP was granted (with conditions) on April 2, 2013.

Construction of the project has now begun.

Staff is meeting with representatives from the developer and NCDOT regarding managing construction traffic, improving the sidewalk at the construction entrance, and coordination of upcoming utility work within the North Greensboro right of way.

The Board of Aldermen recently approved a Minor Modification request allowing the project to be split into two phases. The first phase, including the commercial building at the front of the project adjacent to North Greensboro Street is nearly complete.

## Winmore VMU

### **Update**

**The Board of Aldermen approved the Minor Modification request allowing for removal of the existing home from the site.**

**Address** 1318 Homestead Road

**Developer** Kovens Construction

**Project Type** CUP **% of Affordable Units** 20

**Tax Map #** 7.109..11B, 11C, 11D,15

**Application Date** 2/23/2004 **Approval Date** 6/10/2003

**Permit Expires** Permit expires if construction activity ceases for one year

**Lot Size (acres)** 66.74 **Building Size (square feet)** n/a

#### **Project Status**

186 lots approved by CUP (104 SF, 59 TH, 3 Apt, and 20 commercial lots plus 98 accessory dwellings. 242 residential units, up to 98 accessories, 20 commercial lots) 186 lots approved by plat, 10 units under construction, 145 COs, 31 vacant lots.

#### **Description**

The Board of Aldermen rezoned the subject properties and approved a Conditional Use Permit (with multiple conditions) for a 'village mixed use' project on June 10, 2003. The project will be

located at 1400 Homestead Road. As approved, the project includes 104 Single-Family Lots, 59 Multi-Family Townhome Lots, 68 Multi-Family Apartments, and 20 Commercial Lots (a minimum of 58 units will meet the Town's affordable housing criteria).

An appeal of the rezoning and CUP issuance was filed with the Orange County Superior Court System. Orange County Superior Court dismissed both lawsuits against the project.

Winmore Land Management sold the Winmore project to Kovens Construction Company. Kovens is moving the project forward, with little to no interruption in the approval or construction process.

Staff presented and the Board approved a permit-extension request on March 1, 2005. The new expiration date is June 10, 2006.

A Minor Modification application was approved by the Board of Aldermen on June 7, 2005 related to the timing of construction of the affordable units within the development. The request did not involve a reduction to the number of affordable units; only a change to the timing requirements for their construction.

The Board of Aldermen approved a Minor Modification to the CUP on December 5, 2006. The modification allows the final plat to be recorded prior to the receipt of a LOMR from FEMA.

The final plat is now recorded and home construction is underway.

The Board of Aldermen approved a Minor Modification on June 26, 2007 allowing a swimming pool on the site and the conversion of some open space lands to be held by the HOA.

The Board of Aldermen passed a LUO text amendment related to daycares, which allows a pending application to move forward.

The Board of Aldermen approved a CUP Minor Modification and new CUP for the affordable housing portions of Winmore on March 24, 2009. Construction plan review was handled quickly and construction is now underway. Note that this permit modification increased the total number of affordable units in the development, from 48 to 58.

A public hearing for the daycare application was held and the Board of Aldermen approved the daycare on November 17, 2009.

Staff approved an 'Insignificant Deviation to the CUP' change for the location of refuse facilities near the Griffith's Landing portion of the project. This change moves the refuse facilities from their current location, adjacent to Winmore Avenue, to a location between the buildings within the project where the facilities will be less conspicuous.

Certificates of Occupancy have been issued for The Landings portions of the project (Griffith's Landing and Camellia Landing).

The daycare facility within Winmore has received a Certificate of Occupancy.

A Minor Modification application has been received related to the original, existing house on the site. The item likely will be presented to the Board of Aldermen in September.

## Approved Commercial Projects

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300 East Main

### Update

**No change.**

**Address** 300 E Main St

**Developer** Main Street Partners LLC

**Project Type** CUP                    **% of Affordable Units** n/a

**Tax Map #** 9778969391, 9778060110, 9778964112, 9778967280

**Application Date** 1/3/2007 **Approval Date** 6/26/2007

**Permit Expires** Permit expires if construction activity ceases for one year

**Lot Size (acres)** 4.6    **Building Size (square feet)** 338800

### Project Status

Conditional Use Permit granted on September 30, 2008. Hotel and parking deck construction is complete. Phase A / Fleet Feet building is complete.

### Description

This entry now contains all information relating to the 300 East Main project.

The single building known as 'Phase A' consists of a single, 5-story building to include a mix of commercial uses (retail, office, restaurants, etc). It is to be located on the western end of the site, near the train tracks.

A separate set of plans, known as Phase B, contains all other information related to the project. The CUP was approved on September 30, 2008 (with multiple conditions) allowing for multiple multi-story buildings to be used for various commercial / non-residential uses (rising to five stories), a hotel, and a multi-story parking deck. One particular space, to be owned and occupied by the Arts Center, is not designed to any particular level of detail yet. The overall approved square footage, for the entire project, is 386,878 square feet of building space. The parking deck's approximately 169,500 square feet is not included in the previous total.

A Minor Modification request related to Boyd Street was approved by the Board of Aldermen.

The master sign permit was approved by the Board of Aldermen.

Minor CUP Modification granted 6/25/2013 to reduce Phase A building from 5 to 3 stories, add an outdoor dining cover, and change the sidewalk and courtyard. The Board deferred adding residential land use.

The hotel and a portion of the parking deck is now complete and open for use.

A Certificate of Occupancy has been issued for the Phase A Fleet Feet building. Some items, including landscaping and construction of a wall in the plaza area, remain under bond until they are installed / resolved.

The Board recently approved a Minor Modification related to the plaza in front of the Fleet Feet

building. The existing wall will be removed and replaced with five additional feet of stamped concrete and two steps transitioning into the plaza area.

Modifications to the plaza in front of the Fleet Feet building have been completed.

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## Hilton Garden Inn

### Update

**No change.**

**Address** 390 E Main St

**Developer** Main Street Partners LLC

**Project Type** CUP                    **% of Affordable Units** n/a

**Tax Map #** 7.92.A.22; 7.92.A.23

**Application Date** 8/15/2005   **Approval Date** 3/8/2016

**Permit Expires** 3/8/2018

**Lot Size (acres)** 0.96    **Building Size (square feet)** 148673

### Project Status

Conditional Use Rezoning Granted on August 26, 2008 & New Conditional Use Permit Granted on March 8, 2016.

### Description

This entry has been modified to reflect that a hotel will now be built on the site instead of the previously approved Butler mixed use project.

The developer presented a concept plan during the June 4, 2015 Joint Advisory Boards meeting that involves changing the approved project to a hotel. No plans have been submitted to date.

Plan review is underway for the conversion of The Butler project to a hotel. Comments from the first review have been returned to the applicant. Revised plans are now under review.

Review of the plans is largely complete. Staff anticipates taking the project to the Joint Advisory Boards Review Meeting in early December. A Request to Set a Public Hearing agenda item is going to the Board with a January 26, 2016 date identified.

The Board of Aldermen approved the CUP for the conversion to a hotel on March 8, 2016. Construction plans have not yet been submitted.

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## Matthews Family Building

### Update

**No change.**

**Address** 609-611 NC 54 W

**Developer** W3M, LLC

**Project Type** CUP                    **% of Affordable Units** n/a

**Tax Map #** 7.113.B.22

**Application Date** 12/1/2006 **Approval Date** 9/25/2007

**Permit Expires** 11/21/2014

**Lot Size (acres)** 2.09 **Building Size (square feet)** 3000

**Project Status**

Conditional Use Permit granted on September 25, 2007. Construction not yet underway.

**Description**

The Board of Aldermen granted a CUP for the project on September 25, 2007. It involves the construction of an additional building on an existing commercial site in the B-5, Watershed Commercial zoning district. It is located on the south side of Highway 54, just past the Hatch Road intersection. Proposed is a single-story 3,000 square foot building along with associated parking and stormwater facilities. Allowable uses include office / service and retail. Impervious surface is limited because of its location in the watershed.

The Board of Aldermen approved (with conditions) the CUP on September 25, 2007.

Comments have been returned for the second set of construction plans. Revised plans have not been submitted to date.

The Board of Aldermen recently approved a CUP extension request. The new expiration date is November 21, 2015.

The Board of Aldermen approved a CUP extension request extending the life of the permit to October 20, 2017.

## Pizzeria Mercato

**Update**

**No change.**

**Address** 408 W Weaver St

**Developer** Ben Barker

**Project Type** CUP **% of Affordable Units** n/a

**Tax Map #** 9778763549

**Application Date** 7/10/2015 **Approval Date** n/a

**Permit Expires**

**Lot Size (acres)** 0.258 **Building Size (square feet)** 2900

**Project Status**

Conditional Use Permit Granted on 9/15/15. Construction is complete, except for resolving outstanding issues related to the permit.

**Description**

The CUP project would allow for conversion of an existing building at 408 West Weaver Street to open a restaurant. No additions to the building or other significant changes are proposed. Review of the project has proceeded quickly over the summer. The advisory boards reviewed

the project on 9/3/15 and a public hearing is set for 9/15/15.

The Board of Aldermen approved the CUP during its 9/15/15 meeting.

Construction on the restaurant has now begun.

Construction is complete and the restaurant recently opened for business. Staff is meeting soon with the applicant to discuss a couple of last matters related to the permit. After all issues are resolved, this item will be removed from the report.

Staff continues to work with the applicant on installing a LUO compliant bike rack on the site. Once all matters are resolved, this item will be removed from the report.

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## PTA Thrift Shop Expansion

### Update

**No change.**

**Address** 103 Jones Ferry Rd

**Developer** PTA Thrift Shop

**Project Type** CUP **% of Affordable Units** n/a

**Tax Map #** 9778756819, 9778757982, 9778757818

**Application Date** 4/28/2011 **Approval Date** 5/22/2012

**Permit Expires** Permit expires if construction activity ceases for one year

**Lot Size (acres)** 1.41 **Building Size (square feet)** 27927

### Project Status

Conditional Use Permit Granted on May 22, 2012 (with conditions). Construction of the first building is complete. Construction of the second building is ongoing.

### Description

PTA Thrift Shop has submitted a CUP application for a redevelopment of their property at the corner of West Main St and Jones Ferry Road. The project includes two buildings, each proposed to allow multiple uses including but not limited to retail and office.

The Board of Aldermen granted the Conditional Use Permit on May 22, 2012 (with conditions).

Construction of the first phase is complete and the retail store is now open. Construction plans for the remaining portions of the site have not yet been submitted.

The Board approved a Minor Modification to the CUP to allow removal of the seat wall among and delay installation of a handicap ramp. The modification also extended the life of the permit by way of a phasing plan.

Construction has begun on the second phase of the project.

## South Green

### Update

**Work within the South Greensboro Street right of way continues. Review of the construction plans for site work is also underway.**

**Address** 501 South Greensboro St

**Developer** Woodhill NC LLC

**Project Type** CUP **% of Affordable Units** n/a

**Tax Map #** 9778930728

**Application Date** 9/12/2013 **Approval Date** 6/9/2015

**Permit Expires** Permit expires if construction activity ceases for one year

**Lot Size (acres)** 5.62 **Building Size (square feet)** 43557

**Project Status**

Conditional Use Permit issued on June 9, 2015. Construction plans not yet approved.

**Description**

This Conditional Use Permit application proposes multiple commercial buildings on a site at 501 South Greensboro Street that formerly was occupied by Rogers-Triem. The site has considerable known flooding issues, which the proposal plans address solve through its design.

Text amendments related to the project are currently working their way through the review process as well.

The Board of Aldermen set a public hearing for the rezoning and CUP request for April 28, 2015. The project went before the Joint Advisory Boards Meeting on April 2 and ESC on April 8.

The Board approved the project, with conditions, on June 9, 2015. Construction plans for surcharging soils have already been submitted and a meeting has taken place with neighbors to discuss the construction management plan.

Staff recently approved construction plans related only to moving dirt on the site in order to surcharge the building pads. Heavy equipment will begin moving dirt at any time now. Review of the full set of construction plans is not yet underway.

Moving dirt for surcharging the building pads has now begun. Review of the complete construction plans is also underway at this time.

Staff is meeting with representatives from the developer, OWASA, and NCDOT regarding the coordination of upcoming utility work related to the project. A communication strategy is being developed to ensure that neighbors and the general public are aware.

Infrastructure work has now begun within the South Greensboro Street right of way.

## *Affordable Housing and Size-Limited Dwellings*

<i>ProjectName</i>	<i>Approved</i>	<i>Density Bonus Units</i>	<i>Size Limited Units</i>	<i>Total Units</i>	<i>Percentage</i>
110A Dillard Street	Approved by ZP 6/5/02	1	0	1	
610 Homestead	Affordable percent by payment in lieu			12	15
Ballentine	Approved by CUP 6/26/07	18	0	96	18
Claremont AIS	Approved by CUP 11/22/05	12	0	79	15
Claremont South	Approved by CUP 3/17/09	0	22	92	0
Hilton Garden Inn	Approved by CUP 3/8/2016				
Inara Court	Payment in lieu for .2 percent			8	15
Legends at Lake Hogan Farms	Approved by CUP 8/22/06	10	16	64	15
Litchfield AIS	Approved by CUP 6/22/10	6	0	31	15
Lloyd Harbor AIS	Approved by CUP 6/26/07	2	0	17	18
Mulberry Street Apartments	Approved by SUP 11/15/00	1	0	12	8
Pacifica Cohousing	Approved by CUP 6/24/03	7	12	46	15
Roberson Square	Approved by CUP 2/26/08	3	0	18	15
Roses Walk at University Lake	Approved by CUP 12/11/01	0	15	64	
The Alberta	Approved by CUP/CU Rezoning 9/11/0	3	22	27	15
Twin Magnolias Condominiums	Approved by CUP 11/12/02	1	0	23	9
Winmore VMU	Approved by CUP 6/10/03	58	86	252	20
<b>Total Units:</b>		122	173		

# New Commercial Area

<i>Year</i>	<i>Project</i>	<i>Approved</i>	<i>Built?</i>	<i>Area (Sq Ft)</i>
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## Built Projects

### 1995-1999

Ontjes Bldg.	CO in May 1999	☑	10640
State Employees Credit Union	Approved by SUP in 1998	☑	4800
Tae Kwon Do Studio	CO in August 1997	☑	5600
Vocational Rehab Bldg.	CO in Sept. 1996	☑	4500
University Research Glass	CO in Feb. 1995	☑	9200
Meineke Muffler Redev.	Approved in 1996	☑	4750
Bleeker Street Studio	Approved in 1996	☑	5335
Cliffs Wholesale Dist. Center	Approved in 1999	☑	2880
Butterfly Ridge Architects	Approved in 1999	☑	1200
Carramore Bldg.	CO in Jan. 1995	☑	10500

Total for 1995-1999 (10 projects)

59405

### 2000

Willow Creek Office Park	Approved by permit 11/28/00	☑	40000
Love Overboard Kennels	Approved for const. 9/15/00	☑	1200
Morningstar Mini-Storage	Approved by permit 11/14/00	☑	70950
Arby's	Approved for const. 5/11/00	☑	3000
The Pantry	Approved for const. 4/11/00	☑	2500
El Mercado Central	Approved for const. 1/14/00	☑	1800
304 West Weaver Street	Approved for const. 5/30/00	☑	3953
Village Self-Storage	Approved for const. 1/10/00	☑	15000
Council Daycare	Approved by permit 12/6/00	☑	2000

Total for 2000 (9 projects)

140403

### 2001

The Clay Centre	Approved by SUP 9/19/01	☑	2315
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Total for 2001 (1 projects)

2315

### 2002

Chan Mixed Use Development	Approved by CUP 5/07/02	☑	2200
Orange County ABC Store at Carrboro Plaza	Approved by CUP 3/26/02	☑	2000

<i>Year</i>	<i>Project</i>	<i>Approved</i>	<i>Built?</i>	<i>Area (Sq Ft)</i>
	Sheryl-Mar #2 Building	Approved by ZP 5/20/02	☑	27104
	309 Weaver Street	Approved by ZP 5/8/02	☑	2212
	<i>Total for 2002 (4 projects)</i>			33516
<i>2003</i>				
	605 West Main Street Mixed Use Building	Approved by SUP 4/16/03	☑	16666
	Winmore VMU	Approved by CUP 6/10/03	☑	28578
	Wilkinson Supply Company	Approved by ZP 7/16/03	☑	2500
	RBC Centura Bank	Approved by CUP 12/09/03	☑	335
	<i>Total for 2003 (4 projects)</i>			48079
<i>2004</i>				
	201 Weaver Street Art Gallery	Approved by ZP 3/15/04	☑	272
	Community Realty/WCOM Radio	Approved by CUP 6/1/2004	☑	400
	Gourmet Kingdom Restaurant	Approved by ZP 3/3/04	☑	6580
	<i>Total for 2004 (3 projects)</i>			7252
<i>2005</i>				
	106 S Greensboro Street	Approved by ZP 12/19/2005	☑	351
	<i>Total for 2005 (1 projects)</i>			351
<i>2006</i>				
	Lloyd Street Office Building	Approved by CUP 10/24/06	☑	13294
	<i>Total for 2006 (1 projects)</i>			13294
<i>2008</i>				
	Hampton Inn (part of 300 E Main)	CUP 9/30/2008, CO 08/20/2013	☑	119396
	Fleet Feet Building (part of 300 E Main)	CUP 9/30/2008, CO 10/16/2014	☑	36892
	<i>Total for 2008 (2 projects)</i>			156288
<i>2011</i>				
	Cest Si Bon	Approved by SUP 10/19/2011	☑	157
	<i>Total for 2011 (1 projects)</i>			157
<i>2012</i>				
	Offices (part of PTA Thrift Shop Expansion)	CUP 5/22/2012, CO 12/19/2013	☑	7384
	<i>Total for 2012 (1 projects)</i>			7384
<i>2013</i>				
	Shelton Station	Approved by CUP 4/2/2013	☑	22376
	<i>Total for 2013 (1 projects)</i>			22376

<i>Year</i>	<i>Project</i>	<i>Approved</i>	<i>Built?</i>	<i>Area (Sq Ft)</i>
<b>Total Built Square Footage</b>				<b>490820</b>
<b>Percentage of Baseline (Baseline = 1,440,000 sq ft in 2000)</b>				<b>34%</b>

### *Projects Not Yet Built*

#### *2007*

Shoppes at Jones Ferry	Approved by CUP 9/25/2007	<input type="checkbox"/>	77700
Matthews Family Building	Approved by CUP 9/25/2007	<input type="checkbox"/>	3000

*Total for 2007 (2 projects)* 80700

#### *2008*

300 East Main	338,000 sf approved by CUP 9/30/2008	<input type="checkbox"/>	181712
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*Total for 2008 (1 projects)* 181712

#### *2012*

PTA Thrift Shop Expansion	14736 sf approved by CUP 5/22/2012	<input type="checkbox"/>	7352
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*Total for 2012 (1 projects)* 7352

#### *2015*

South Green	Approved by CUP 6/9/2015	<input type="checkbox"/>	43557
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*Total for 2015 (1 projects)* 43557

#### *2016*

Hilton Garden Inn	Approved by CUP 3/8/2016	<input type="checkbox"/>	148673
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*Total for 2016 (1 projects)* 148673

**Total Square Footage Not Yet Built 461994**

**Percentage of Baseline (Baseline = 1,440,000 sq ft in 2000) 32%**

*Percentage of Baseline of All Permitted Square Footage (Baseline = 1,440,000 sq ft in 2000) 66%*