

TO: Roy Williford, AICP, Planning Director
FROM: Marty Roupe, Interim Development Review Administrator
SUBJECT: Report on the Compliance of All Active Projects Within Carrboro's Jurisdiction.
DATE: November 15, 2001

Proposed Residential Projects

Chan Mixed Use Development – 113 Merritt Mill Road

Developer – Frances Chan

Application Date – May 12, 2000

Applicable Changes in LUO Since Application – 15-15, 15-182, 15-184 and 15-196

Tax Map # - 7.92.B.1

Acres – 0.28 acres

This is a special use permit project consisting of a mix of offices and SRO residential units on the former Mason Motel site. The application was submitted on May 12, 2000 and has been reviewed by staff. Staff forwarded all comments to the applicant. Staff has met with representatives of the developer to discuss possible changes to the LUO associated with the project. A request for a text amendment has been submitted to the Planning Division and a request to set a public hearing came before the Board on August 29, 2000. The Board held a public hearing on October 10, 2000, granting the text amendment as requested. The revised plans were resubmitted on 1/3/2001. The Zoning Division has completed its review and has forwarded all comments to the applicant. The latest set of revised plans were submitted in early September 2001 and have been reviewed by staff. ***The Town Engineer required some additional changes to the plans. The plans have not been resubmitted to date.***

Cole/Guthrie Property – 1430 Smith Level Road

Developer – n/a

Application Date – n/a

Applicable Changes in LUO Since Application – n/a

Tax Map # - 7.120..12

Acres – 102.96 acres

No application has been submitted for this project. However, given the high level of interest in this project, I have decided to include it on the report. Staff has met with several potential developers over the past year on this project. It is my understanding that the owners are considering all of the offers from prospective developers and will be making a decision soon. Regardless of the developer that is chosen, staff will work with the Orange County Historic Preservation Planner to ensure a design that will minimize any potential adverse impacts to the historic house and the 'farmstead' surrounding the house. All of the developers that we have discussed the project with are aware of the need to design the project in a way that protects and/or enhances the 'farmstead'. ***No change.***

Horne Hollow – Property Located off of Autumn and Rock Garden Drives

Developer – Layton Wheeler

Application Date – January 26, 2001

Applicable Changes in LUO Since Application – n/a

Tax Map # - 7.108..3

Acres – 4.85 acres

This is a proposed 6-8 lot subdivision for the vacant piece of property located between Wexford, William Woods at Cates Farm and Barrington Hills. This is the project that will provide the connection of Autumn Drive

between Williams Woods at Cates Farm and Barrington Hills. Staff has reviewed the plans and mailed our review comments to the applicant. The connection is shown on the plans. All comments from the other reviewing agencies have been forwarded to the applicant. The revised plans were submitted on 5/10/01 and have been reviewed by staff. We have forwarded all comments to the applicant and are waiting on the revised plans to be submitted. There are a number of changes that need to be made to the plans. This project more than likely will not proceed to a public hearing with the Board of Adjustment until early next year (2002). A "Neighborhood Information Meeting" was held for this project on August 2, 2001. The revised plans were submitted on October 10, 2001 and have been reviewed by staff. **We have forwarded all comments to the applicant and are waiting on the revised plans to be submitted. There still are a number of changes that need to be made to the plans.**

McFall Subdivision – 726 Lacock Street (off Highway 54 West)

*Developer – Sammy Martin
Application Date – May 24, 2000
Applicable Changes in LUO Since Application – n/a
Tax Map # - 7.114..28
Acres – 17.51 acres*

This is a proposed three (3) lot subdivision in the watershed district. As a result, the subdivision requires the issuance of a CUP by the Board of Aldermen. The plans have been distributed for review and comments have been returned to the applicant. Staff is waiting for the revised plan to be resubmitted. The applicant has requested and received a Conditional Letter of Map Revision (CLOMR) from FEMA. The applicant did not agree with the location of the floodway/floodplain. FEMA requested that the Town review the work of the applicant. The Town Engineer has reviewed the submittal and instructed the applicant to make several changes. The applicant is currently completing this work. The revised plans have not been submitted to date. **No change.**

Morgan Ridge – Old Fayetteville Road (formerly on the list as 'Carr Ridge')

*Developer – Jim Brandewie
Application Date – June 1, 2000
Applicable Changes in LUO Since Application – n/a
Tax map # - 7.116..6
Acres – 25.16 acres*

A walk-about was conducted on the site in April 1999. This is the first project that is proposed to be developed using the amended Land Use Ordinance for density, open space, etc. Following the 4-step approach to subdivision design contained in the LUO, staff has reviewed and offered comments on the schematic plans. The third set of schematic plans was submitted on 10/29/99. The Town has advised the applicant that the schematic plans are adequate. The next step is for an application with detailed CUP/engineering plans to be submitted. These plans should be modeled after the conceptual layout design. The CUP plans were submitted on 6/1/00. All review comments have been forwarded to the applicant and the revised plans were submitted on 11/7/00 and are currently under review. Staff has mailed the applicant all review comments. The revised plans were submitted on 2/8/2001. The plans have been distributed for review. Staff has forwarded our review comments (only a few minor items). All review comments from the other reviewing agencies have been mailed. We met with the developer at Development Review on 3/14/01 to discuss the few remaining issues. The revised plans were submitted on May 24, 2001. Staff has completed its review and has forwarded all received comments to the applicant. The plans were resubmitted on August 9, 2001 and have been reviewed. All agencies are satisfied with the plans. **This project went before the Joint Review Boards on November 1, 2001 and will come before the Board on November 27, 2001.**

Penny Lane Condominiums – 107 Jones Ferry Road

*Developer – Williams Construction Company
Application Date – 10/16/01
Applicable Changes in LUO Since Application – n/a
Tax Map # - 7.99.A.10
Acres – 3.55 acres*

An application was received for a Conditional Use Permit to construct twenty (20) condominium units on a linear 3.55 acre tract, which currently contains one single-family dwelling. This property lies between PTA Thrift Shop and Laurel Avenue. The property will support twenty (20) dwelling units by right, and the applicant has indicated that he will utilize the provisions of Section 15-182.4, 'Residential Density Bonuses for Affordable Housing,' bringing the total number of proposed dwelling units to twenty-two (22). The applicant proposes to

construct twenty (20) two-story units, and to convert the existing single-family dwelling into a multifamily conversion consisting of two dwelling units. The plans have been distributed for review, and comments are being forwarded to the applicant upon receipt. **New Item.**

Somerset Townhomes, Phase II– 606 North Greensboro Street

Developer – Sunset Townhomes, LLC

Application Date – 6/22/99

Applicable Changes in LUO Since Application – n/a

Tax Map # - 7.97.B.20

Acres – 1.925 acres

An application was received for a CUP modification to construct eleven (11) additional townhome units on vacant property adjacent to the Somerset townhomes. A "walkabout" was conducted for this site on June 17, 1999. Staff has completed the first full review for the proposed project, which also included the schematic plans using the 4-step approach to subdivision design. All comments have been forwarded to the applicant. The developer approached the Board on 10/12/99 and requested staff to investigate possible changes to the LUO that would allow this proposed townhouse development of 11 units to use a private road that does not meet the required public street standards of the LUO. The Planning Department was not in favor of the modification. As a result, the applicant withdrew the text amendment request. The revised plans were submitted on October 2, 2000 and have been distributed for review. The Zoning Division has completed its review and has forwarded all comments to the applicant. We are waiting on the revised plans to be submitted to our office. The revised plans were submitted on March 14, 2001 and have been distributed for review. All review comments have been forwarded to the applicant. The revised plans have not been resubmitted to date.

No change.

Tramore West – Off of Tramore Drive – Wexford (formerly on the list as Wexford, Phase 7)

Developer – PIKA Developer's, Inc.

Application Date – Preliminary Phase (walkabout and schematic design)

Applicable Changes in LUO Since Application – n/a

Tax Map # - 7.109..19A

Acres – 4.9 acres

This proposed subdivision would consist of six (6) lots and would thus constitute a Special Use Permit (SUP). A 'walkabout' was held on the site on 2/1/01 with representatives of the applicant and the advisory boards. The conceptual preliminary plan is the next step in the process. The preliminary conceptual plan was submitted on May 22, 2001. Staff has reviewed the concept plan and forwarded our comments to the applicant. Several changes must be made to the concept plan before gaining 'approval', which allows the submittal of a formal application with engineered drawings. We met with the developer at Development Review on July 5, 2001 to discuss the plans. The revised conceptual plans were resubmitted on July 24, 2001 and have been 'approved' by staff. The full set of engineered drawings for the subdivision has not been submitted to date. In response to a question that arose during the Board's review of the August "Project Status Report", staff offers the following: In order for the proposed "Tramore West subdivision" to be a modification to the Wexford project, the Wexford Homeowner's Association (HOA) would have to be the applicant. This is problematic for several reasons – the Wexford HOA may not wish to apply for the permit (for numerous reasons), the Wexford HOA is not the owner of the property and therefore have no right/compelling interest in the application, the property owner, although essentially the same group that developed Wexford, have no control of Wexford today, etc.

No change.

Winmore Subdivision – 1318 Homestead Road

Developer – Phil Szostak

Application Date – Preliminary Phase (walkabout and schematic design)

Applicable Changes in LUO Since Application – n/a

Tax Map # - 7.109..11B, 11C, 11D and 15

Acres – 66.74 acres

This proposed subdivision is in its infancy. The on-site "walkabout" was held on Thursday, January 4, 2001, with several Advisory Board members. The developer has indicated that he will submit his preliminary design (using the 'four-step approach') within the next several weeks. To date, the schematic plan has not been submitted. We did meet with the developer at Development Review on February 28, 2001 to discuss the possibility of constructing a village on the Homestead Road property. Staff met with Phil Szostak on Monday, June 11, 2001 to review a preliminary drawing of his sketch/conceptual plan. The preliminary drawing looked acceptable and seems to address all of the main concerns related to the primary and secondary constraints on

the site. The formal conceptual plan submittal will be comprehensively reviewed for compliance with Section 15-50 of the LUO. Mr. Szostak submitted the conceptual plans on July 6, 2001. The plans have been reviewed by staff and all comments have been forwarded to the applicant. We have been meeting with the developer at our Wednesday Development Review meetings over the past month. The purpose of these meeting is to work out some of the details of the process, submittal requirements and project layout prior to the resubmittal. ***A new iteration of the preliminary concept plan was submitted on November 1, 2001. The submittal is under review and comments will be passed on to the applicant upon completion.***

Approved Residential Projects

Andrews Heights Subdivision – 306 West Poplar (@ Raven Lane)

Developer – Dickie Andrews/Tom Whisnant

Tax Map # - 7.106.C.21

Acres – 2.99 acres

This project is in general compliance with its SUP, and is still currently in its final stage of construction. The final plat has been approved. The information kiosk for public disclosure has been installed on the site. Final inspections of the improvements are underway. The public improvements have not been accepted. Due to the nature of the construction of the units (modular), the performance bond covering the final layer of asphalt on Raven Lane and the sidewalks along West Poplar Avenue has been extended upon the advice of the Streets Superintendent. The trucks delivering the modular units often scar the road surface and drive over the sidewalk area, damaging the final product. The temporary sediment basin has been removed from the site per directions from the Orange County Erosion Control officer. The Street Superintendent and the developer have been inspecting the infrastructure for deficiencies prior to the developer completing the remaining work. ***No change.***

Subdivision status as of 11/15/01 – 10 lots approved by SUP, 10 approved by plat, 3 homes under construction, 6 certificates of occupancy issued, 1 vacant lots.

Berryhill Subdivision Phases 3 & 4 – Smith Level Road @ Wild Oak Lane

Developer – Berryhill Group, LLC

Tax Map # - 7.122.A.2

Acres – 49.77 acres

This project is in general compliance with its CUP. Curb, gutter and sidewalks have been installed, and the street is paved through phase 4. Utilities and drainage improvements are generally installed. The streets have been accepted and are currently under the 15-month warranty period. The final plat for phase 4 of the development has been reviewed and approved. ***No change.***

Subdivision status as of 11/15/01 – 58 lots approved by CUP, 58 lots approved by plat, 9 homes under construction, 47 certificates of occupancy issued, 2 vacant lots

Camden Subdivision – Homestead Road @ Camden Lane

Developer – Layton Wheeler

Tax Map # - 7.109..10

Acres – 16.35 acres

This project is in general compliance with its CUP. All site work has been completed, and house construction is ongoing. The Town has sent the developer a reminder that the Camden Subdivision streets need to be dedicated to NCDOT. The developer and/or the Homeowner's Association are responsible for the maintenance of the street until it is accepted by NCDOT. We are still waiting for the developer to complete the dedication. The developer has indicated that NCDOT has accepted the streets and that we should be receiving official notification from NCDOT. To date, we have not received this notification. ***No change.***

Subdivision status as of 11/15/01 – 24 lots approved by CUP, 24 lots approved by plat, 0 homes under construction, 23 certificates of occupancy issued, 1 vacant lot.

The Cedars Subdivision – Bolin Forest Drive @ North Greensboro Street

Developer – Frances Kovens (BBK Associates, LLC)

Tax Map # - 7.30..3

Acres – 20.22 acres

This project is in general compliance with its CUP. Construction plans for phase 1 have been approved (34 lots). Curb and gutter are installed and the street is paved in this phase of the development. It is the developer's intention to bond for the completion of the sidewalks and to install them in sections as the houses are issued certificates of occupancy.

Construction plans for phase 2 (15 lots) have been approved and construction has begun. The on-site, pre-construction meeting was held on May 17, 2000. Construction is on-going. The remaining recreational amenities for the subdivision will be constructed during the phase 2 work. The Orange County Erosion Control officer instructed the developer to remove the temporary sediment basins on the project. Erosion control fencing (silt fence) is being used on each lot constructed along Weathervane Drive. Staff, along with Orange County Erosion Control, will continue to monitor the erosion control fence.

The phase 2 final plat was submitted on January 3, 2001 and was approved on February 13, 2001. **No change.**

Subdivision status as of 11/15/01 – 49 lots approved by CUP, 49 lots approved by plat, 6 homes under construction, 35 certificates of occupancy issued, 8 vacant lots.

Highlands North Subdivision – Tallyho Trail @ Rogers Road

Developer – D. Keith Godwin

Tax Map # - 7.23.C.25

Acres – 9.871 acres

This project is in general compliance with its CUP. Site improvements are complete, and home construction is underway. Several items must be corrected/completed as a result of a recent site inspection of the development by Public Works and Sungate Design Group. To date, these items have not been resolved. The Town has sent the developer a reminder that the Highlands North Subdivision streets need to be dedicated to NCDOT. The developer and/or the Homeowner's Association are responsible for the maintenance of the street until it is accepted by NCDOT. We are still waiting for the developer to complete the dedication to NCDOT. The developer has informed the Zoning Division that he is working with NCDOT to dedicate the streets. Some minor repairs are necessary before NCDOT can accept the streets. Staff has consistently attempted to try and get in touch with the developer. All of our mail is returned with no forwarding address. The situation with the expired bond is as follows: Staff generally holds a performance bond for the improvements until they are installed and then the warranty bond would cover the minor repairs and deficiencies that remain. In this case, since the street is to be an NCDOT street, the Town did not require a warranty bond to be posted (since they are not Town streets, we could not require such a posting). The general requirements necessary to have the performance bond released (i.e., having all of the improvements installed) was completed. The remaining work is primarily 'warranty work' (i.e., corrections to previously installed facilities). We will assist the Highlands North Homeowner's Association any way that we can in getting NCDOT to accept the streets. We are still unable to find the developer, however. **No change.**

Subdivision status as of 11/15/01 – 18 lots approved by CUP, 18 lots approved by plat, 0 home under construction, 18 certificates of occupancy issued, 0 vacant lots.

Karen Woods – Western side of Old Highway 86 past Eubanks Road

Developer – Verner & Bernhard Joint Venture Limited Partnership

Tax Map # - 7.20..16

Acres – 89.001 acres

This project was approved as an exempt subdivision. This type of exempt subdivision requires that all of the lots in the subdivision be ten or more acres in area, and that there is no public road. Therefore, this subdivision was exempt from the town's regulations pursuant to state law. The project is presently in its initial stage of development. The road has been cut through the property and is currently rough graded, and no house construction has commenced. This project is included due to its size (approximately 89 acres), even though it is exempt. **No change.**

Subdivision status as of 11/15/01 – 10 lots approved by plat, 1 home under construction, 1 certificates of occupancy issued, 8 vacant lots.

Kent Woodlands Subdivision – Culbreth Road @ Rossburn Way

Developer – Cazco, Inc.

Tax Map # - 7.122. B. 15E, 15F and 16

Acres – 14.015 acres

This project is in general compliance with its CUP, except that the developer/Homeowners Association (HOA) has erected a fence around the project that violates the Land Use Ordinance. The Zoning Division is reviewing a CUP modification request from the HOA for the fence. Staff sent a letter to the HOA on 4/13/00 and requested that the additional information for the modification request be submitted. The fence modification was approved by the Board of Aldermen on August 22, 2000. The developer was fined \$1,000 for erecting the fence without prior approval. The fine was paid on September 8, 2000.

Site improvements are generally complete, and home construction is underway. Curb, gutter, sidewalk and pavement have been installed in this development. The streets have been accepted and are under the 15-month warranty period. **No change.**

Subdivision status as of 11/15/01 – 26 lots approved by CUP, 26 lots approved by plat, 4 homes under construction, 21 certificates of occupancy issued, 1 vacant lots.

Lake Hogan Farms Subdivision – Homestead Road @ Lake Hogan Farm Road

Developer – Bolin Creek Investments, LLC

Tax Map # -7.109..2, 3, 4, 5, 5A, 6, 6A, 7, 11D and 24

Acres – 310 acres

This project is in general compliance with its CUP. Site improvements are generally complete, and home construction is underway. Curb, gutter, sidewalk and pavement have been installed in this development. However, these improvements have not yet been accepted due to several ongoing issues with the crossing of Bolin Creek.

Construction plans and the final plat for a portion of phase 3 has been approved and recorded. Curb, gutter and pavement are in place for two-thirds of this phase and home construction has commenced. Sidewalks are installed along Shadowridge Place. All site construction has occurred in the remaining (northern) third of phase 3. The final plat for the northern 1/3 has been reviewed and approved by staff. This created fifteen (15) new lots.

Construction plans for part II of the 'Amenities Center' project (tennis courts, a basketball court, and trails) have been submitted and have been reviewed by staff. We forwarded all comments to the applicant. The revised plans (submitted on May 5, 2000) have been reviewed and all comments have been forwarded to the applicant. An on-site pre-construction meeting was held on July 28, 2000. Construction is complete.

The Zoning Division has approved the phase 4 construction plans. This phase is broken into several sub-phases. Construction of the phase 4C improvements is complete. The second full review of the phase 4C final plat has been completed and the plat has been approved. This created fourteen (14) new lots.

The phase 4D final plat has been submitted and staff has distributed the plat to all reviewing agencies. All comments have been forwarded to the applicant. The phase 4D final plat has been approved and has been recorded. This phase adds 23 lots and almost 14 acres of open space.

The phase 5B construction plans (the Estates) have been approved. A pre-construction meeting was held on January 14, 2000 and construction is underway. A final plat has been received and reviewed for this phase. Staff has approved an insignificant deviation that created a 'sub-phase' of 5B. There is now a phase 5B consisting of 26 lots (already approved), and a phase 5C, consisting of 11 lots. This was necessary so that a floodplain issue for the lots surrounding Lake Hogan could be resolved. Both the phase 5B and phase 5C plats have been recorded. The private driveway problem has been resolved and construction is on-going. The phase 5C recording added 11 lots to the total approved by plat.

The third review of the phase 6 construction plans (North Fields Circle area) has been completed. An on-site pre-construction meeting was held on 7/6/2000 and construction is on-going. The phase 6A final plat has been approved. This adds an additional 23 lots to the total approved by plat.

Revised construction plans for Phase 7 (extension of Lake Hogan Farm Road) have been reviewed by staff. Staff has forwarded all comments to the applicant. The revised plans have been reviewed and approved. An on-site pre-construction meeting was held on October 19, 2000. The phase 7 final plat was approved on July 26, 2001. This adds an additional 25 lots to the total approved by plat.

The third set of Phase 10 construction plans have been submitted and reviewed by staff. This is the phase that completes a second means of ingress/egress (to Old NC Highway 86). We have forwarded our review comments to the applicant. The revised plans (4th set) have not been resubmitted. **No change.**

Subdivision status as of 11/15/01 – 438 lots approved by CUP, 308 lots approved by plat, 30 homes under construction, 175 certificates of occupancy issued, 103 vacant lots.

Mulberry Street Apartments – 103 Mulberry Street

Developer – Hartley Construction

Tax Map # - 7.97.C.5

Acres – 1.885 acres

The site of this development is a 1.994 acre lot on the northeast side of Mulberry Street adjacent to the Southern Railroad right-of-way. The developer is proposing 12 units (one 'affordable' and the bonus unit). Ten (10) of the units are proposed to have three (3) bedrooms (one of which will be an accessible unit), and the other two (2) units will have four (4) bedrooms. The project was approved by the Board of Adjustment on November 15, 2000. The construction plans have not been submitted for review. **No change.**

Subdivision status as of 11/15/01 – 12 units approved by SUP, 0 units under construction, 0 certificates of occupancy issued.

Pine Street Infill – 106/108 Pine Street

Owners – Armin and Amanda Lieth

Tax Map #'s – 7.104.C.19 and 7.104.C.20

Acres – 0.46 acres and 0.40 acres, respectively

This project is being included because of the high level of interest among the members of the Board and citizens of the Town. The project was approved as follows: The 106 Pine Street property has a nonconforming level of density (2 units where only one is permitted by the existing LUO). The new unit at 106 Pine Street is to replace the existing 'second' unit on the property. Per the nonconforming section of the LUO, nonconforming homes may be replaced with larger homes, so long as no new nonconformities are created. The proposed work at 106 Pine Street does not create any additional nonconformities and is therefore permitted. The new unit at 108 Pine Street is permitted by right (the lot is large enough to accommodate two [2] units). The proposed unit complies with all provisions of the LUO.

The project is under construction and is in compliance with the LUO. The tree protection fencing that is erected does meet the requirements of the LUO. Where the tree protection fencing is against the hickory trees between the existing units on 106 and 108 Pine Streets, the trees are not specimen and could be removed. Per discussions with the owner, we have persuaded him to shift the driveway towards the house at 108 Pine Street in order to try and save the hickory trees. In response to the concern over the large oak tree to the left of the existing driveway at 108 Pine Street, Chris Gerry, Landscaping Supervisor, and David Poythress, Street Superintendent, met with the developer on 6/7/01. The developer was informed of ways to minimize damage to the tree and will incorporate these measures into his right-of-way encroachment permit (when he submits it).

Andreas Hay, resident/owner of 107 Pine Street, has filed an appeal of the Administrator's decision to issue a permit for the replacement of the dwelling unit at 106 Pine Street. This appeal will be heard by the Board of Adjustment on July 18, 2001.

The Board of Adjustment found that the Administrator was correct in issuing the permit but: 1) should have required 3 parking spaces per residential dwelling at 106 Pine Street; 2) should have examined the driveway situation (although they left the final decision on the driveways to the discretion of the Street Superintendent and the Administrator) and; 3) should have required that the 'old' structure that served as the 2nd dwelling unit be demolished/removed from the site. The parking/driveway issue has been resolved to the satisfaction of the Street Superintendent and the Administrator. The removal of the structure may be problematic (asbestos, lead paint, removal of trees, etc.). The owner is investigating several options, including appealing the decision to Superior Court, connecting the two structures on 106 Pine Street as a duplex (which would eliminate the Board

of Adjustment's condition to remove the storage building because the Section the Board of Adjustment invoked was in the 'Nonconforming' section of the LUO – a duplex is conforming on the 106 Pine Street lot) and other alternative scenarios. The property owner, Mr. Armin Lieth, has appealed the decision of the Board of Adjustment to Orange Superior Court. **No change.**

A memorandum of agreement between the Town and the Orange County Dispute Settlement Center was signed on 6/5/2001. A meeting between the parties should be held in the near future. An introductory mediation session was scheduled for July 24, 2001 from 9 to 11 am between Armin Lieth and Magaret Penzik (Pine Street representative). Mr. Lieth cancelled this meeting following the Board of Adjustments decision (see above).

Ray Road Exempt Subdivision – Ray Road

Owners – Lydia T. Ray & Joyce Ray Collins

Tax Map # - 7.119..5

Acres – 85 acres

This subdivision, which is zoned WR Watershed Residential, contains 10 (10+ acre) lots. No building permits have been applied for as of this date. **No change.**

Subdivision status as of 11/15/01 – 10 lots approved by plat, 0 homes under construction, 0 certificates of occupancy issued, 10 vacant lots.

Roberson Place Subdivision – Roberson Street @ Sweet Bay Place

Developer – Spang Development

Tax Map # - 7.99.D.19C

Acres – 20.151 acres

This project is in general compliance with its CUP. Curb, gutter and pavement are complete in phases 1, 2 and 3 of this development. All townhome units are now complete and have been issued COs. The gazebo and playground amenities are complete.

The Phase 4 construction plans have been approved and construction is underway. The recreational amenities in phases 2 through 4 are complete. The revised plat has been resubmitted and has been distributed for review. Staff has forwarded all comments to the applicant. The revised final plat was resubmitted on January 23, 2001 and has been reviewed and approved. The public improvements still have not been offered for dedication and acceptance. Several walkthroughs have taken place and minor repair work is underway. **No change.**

Subdivision status as of 11/15/01 – 91 lots approved (including 63 single family dwellings, 28 townhomes, and 30 accessory apartments) by CUP, 91 lots approved by plat, 5 units under construction, 85 certificates of occupancy issued, 1 vacant lot.

Tupelo Ridge II Subdivision – Union Grove Church Road @ Maple Ridge Drive

Developer – Union Grove Development

Tax Map # - 7.22.4J and 4K

Acres – 43.01 acres

This project is in general compliance with its SUP. Site improvements are complete in this development, and home construction is underway. The Town has contacted the developer and reminded him of the requirement to dedicate the street improvements to NCDOT. Staff is still waiting on the dedication. **No change.**

Subdivision status as of 11/15/01 – 10 lots approved by SUP within Carrboro Planning Jurisdiction, 10 lots approved by plat, 0 home under construction, 7 certificates of occupancy issued, 3 vacant lots.

Wexford Subdivision – Homestead Road @ Stratford Drive

Developer – Holleman / Hughes

Tax Map # - 7.108..3 and 7.109..16, 19 and 20

Acres – 61.80 acres

This project is in general compliance with its CUP. Staff is working with Public Works to require the developer to complete necessary repairs to the streets in phases 2, 4 and 5 and offer the improvements for dedication. Staff has sent a letter to the developer about this issue. The developer has until the middle of June 2000 to fix all outstanding items and offer the streets for dedication. Construction plans have been approved for phases 5 and 6. Final plats have been issued for phases 1,2,3,4 and 5. All improvements in phase 1, 2, 3 and 4 have

been installed and accepted by the Town (phase 2 and 4 were just accepted in mid-June, 2000). Phase 5 has been accepted. Construction has begun on the phase 6 improvements. No plat has been submitted for this phase. The phase 6 final plat was submitted in early February 2001. **Staff has reviewed and approved the phase 6 plat.** Home construction is ongoing.

Subdivision status as of 11/15/01 – 95 lots approved by CUP, 95 lots approved by plat, 6 homes under construction, 80 certificates of occupancy issued, 9 vacant lots.

Winsome Lane Subdivision – Old Fayetteville Road @ Winsome Lane

Developer – Phil Szostak

Tax Map #7.108..39C and 40

Acres – 142.42 acres

This project is in general compliance with its CUP. Site improvements are complete. Home construction is ongoing. **No change.**

Subdivision status as of 11/15/01 – 25 lots approved by CUP, 25 lots approved by plat, 0 homes under construction, 20 certificates of occupancy issued, 5 vacant lots.

Proposed Commercial Projects

Carrboro Methodist Church – 200 Hillsborough Road

Developer – Carrboro Methodist Church

Application Date – 4/29/98

Applicable Changes in the LUO since Application – 15-243, 15-263

Tax Map # - 7.103.C.1

Proposed Square Footage – 977sf

The Carrboro Methodist Church has submitted an application to modify their existing SUP to expand the on-site daycare facility. As part of the expansion, a special exception will need to be granted. The special exception is to continue an existing setback nonconformity with a portion of the expansion. Staff has reviewed the plans on three (3) occasions and has forwarded all comments to the applicant each time. The revised plans were resubmitted in early August. Several minor issues remain with the Zoning Division. However, there are still several engineering concerns that need to be resolved before the project can move forward. Please note, it has taken, on average, six to seven (6 to 7) months for the applicant to resubmit the revised plans once staff has reviewed them. Many of the remaining comments are comments that have not been addressed throughout the entire process. Staff met with the minister of the church on 10/25/00 at Development Review. This meeting was held to discuss the outstanding items and to explain/recommend how each item needs to be addressed and/or completed. **On November 12, 2001, staff was notified that the applicant is working with Sungate Design Group and Public Works on drainage and engineering issues related to paving the parking lot on the North side of the Church. Once these issues have been resolved, the plans will be 'approved,' allowing the applicant to pave the existing gravel lot on the North side of the Church. Please note that approval of the 'paving plans' is not related to the proposed modification of the SUP for the expansion of the on-site daycare facility.**

Chan Mixed Use Development – 113 Merritt Mill Road

Developer – Frances Chan

Application Date – May 12, 2000

Applicable Changes in LUO Since Application – 15-15, 15-182, 15-184 and 15-196

Tax Map # - 7.92.B.1

Proposed Square Footage – 12,075sf

This is a special use permit project consisting of a mix of offices and SRO residential units on the former Mason Motel site. The application was submitted on May 12, 2000 and has been reviewed by staff. Staff forwarded all comments to the applicant. Staff has met with representatives of the developer to discuss possible changes to the LUO associated with the project. A request for a text amendment has been submitted to the Planning Division and a request to set a public hearing came before the Board on August 29, 2000. The Board held a public hearing on October 10, 2000, granting the text amendment as requested. The revised plans were resubmitted on 1/3/2001. The Zoning Division has completed its review and has forwarded all comments to the applicant. We are still awaiting comments from several review agencies. These comments will be forwarded to

the applicant as we receive them. The latest set of revised plans were submitted in early September 2001 and have been reviewed by staff. **The Town Engineer required some additional changes to the plans. The plans have not been resubmitted to date.**

Chapel Hill Park and Ride Facility – Old Fayetteville Road Extension

Developer – Chapel Hill Transit

Application Date – December 18, 2001

Applicable Change in LUO Since Application – None

Tax Map # -7.116..10

Proposed Square Footage – None (437 parking spaces)

This proposed project is located off of Old Fayetteville Road Extension within the R-10 zoning district. Since this is a ground level facility (no building) constructed by another political subdivision of the state, the project is not required to receive the approval of the local jurisdiction. However, Chapel Hill Transit has agreed to go through a review and approval process similar to our CUP process. The plans have been reviewed several times. There are still some remaining concerns that must be addressed before this item comes before you in the public hearing setting. We are still waiting on the revised plans to be resubmitted. Staff met with representatives from UNC on June 4, 2001 regarding possible pedestrian access easements on this property for the future greenway. While the idea was not abandoned, UNC is uncomfortable with granting easements on a property that may be developed for future use (the Park and Ride lease is only for 25 years). We will continue to work with UNC on this, and other possible easements/annexations. **The Board approved the CUP Agreement on October 23, 2001. Construction Plans have not been submitted.**

Hunt Electric Supply Company – 200 South Merritt Mill Road

Developer – Hunt Electric Supply Company

Application Date – February 5, 2001

Applicable Changes in LUO Since Application – n/a

Tax Map # - 7.92.J11A & 11B

Proposed Square Footage – 1,400sf (addition)

This addition is proposed in the rear of the existing Hunt Electric Supply Company building. The use is a pre-existing non-conforming use (it is located in the R-2 zoning district). As a result, the project must be reviewed and approved by the Board of Adjustment through the SUP process. The expansion is permitted through the 'one-time' expansion provisions under the Non-Conforming Use provision of the LUO. The plans have been reviewed and staff has forwarded the comments to the applicant. We have forwarded all comments to the applicant. **No change.**

OWASA Water Treatment Plant Operations Center – 406 Jones Ferry Road

Developer – OWASA

Application Date – August 21, 2001

Applicable Changes in LUO Since Application – n/a

Tax Map # - 7.98.I.1

Square Footage – 35,500sf

OWASA has submitted plans for the construction of a new operations center. This building would replace the WWII vintage shelters and other scattered mobile units and outdoor storage currently used by OWASA. This building will constitute a major modification (a new SUP). OWASA plans on having several meetings with the public and neighboring residents in the near future. The first public meeting was held on 5/3/01 at the OWASA Community Room. Staff has reviewed the plans and forwarded all comments to the applicant. Staff now is waiting on the next submittal. **No change.**

Sheryl-Mar #2 Building – South Greensboro Street (Vacant Lot in front of Village Self-Storage)

Developer – Jim and Nancy Hodgkin

Application Date – October 15, 2001

Applicable Changes in LUO Since Application – n/a

Tax Map # - 7.100.C.33

Square Footage – 27,104sf

This zoning permit project consists of constructing a two-story office building on the vacant lot in front of Village Self-Storage. This project is staff-level approval. All normal reviewing agencies will review this plan. Additionally, we will take the plan to the Appearance Commission for their review and comment.

Approved Commercial Projects

BellSouth Tower – Old Fayetteville Road @ NC Highway 54

Developer – XM Satellite Radio

Tax Map # -7.114..1F

Square Footage - none

Jeff Walton, representing XM Satellite Radio, has submitted an application for a minor modification to the existing CUP to add an antenna and equipment to the existing BellSouth Tower. The project has been reviewed and deemed 'approvable' by staff. The project was approved by the Board of April 24, 2001. Construction should begin soon. **No change.**

BellSouth Tower – Old Fayetteville Road @ NC Highway 54

Developer – BellSouth Telecommunications

Tax Map # -7.114..1F

Square Footage - none

MelDonna Britt, representing BellSouth Telecommunications, has submitted an application for a minor modification to the existing CUP to add a whip antenna and equipment to the existing BellSouth Tower. The project has been reviewed and deemed 'approvable' by staff. This item was approved by the Board on May 22, 2001. Construction has not begun. **No change.**

Carr Mill Mall/Weaver Street Market Expansion – 200 North Greensboro Street

Developer – Ruffin Slater (contact Person)

Tax Map # -7.93.A.14

Square Footage – 1,288sf addition

Work has been proposed for the renovation of the old Aurora restaurant portion of the mall. Weaver Street Market is proposing to expand into this portion of the structure, as well as make renovations to the front area of their store and between their building and the main Carr Mill Mall building. The CUP minor modification and construction plans were approved by the Board of Aldermen on 11/9/99. A pre-construction meeting was held on the site on 11/23/99. Work is on-going. The applicant submitted a letter and schematic requesting a deviation from the approved plans to remove a required screen wall (which is to screen the service area). Staff advised the applicant that this request would require review and approval by the Board of Aldermen (constitutes a minor modification). The applicant was further advised that staff is not in support of the request. The screening of the service area is being completed. **No change.**

The Clay Centre – 402 Lloyd Street

Developer – Barbara Higgins

Application Date – May 25, 2001

Applicable Changes in LUO Since Application – n/a

Tax Map # - 7.93.F.10

Proposed Square Footage – 2,315sf

Jack Haggerty, Architect, submitted an application for a Special Use Permit for an art gallery, art center and associated educational and instructional activities (Use 5.310) at the 402 Lloyd Street property. **This project was approved by the Board of Adjustment on September 19, 2001. The construction plans have not been submitted to date. No work has begun on the site.**

Love Overboard Kennels – 710 West Rosemary Street

Owner – Julie Mann

Tax Map # -7.93.H.27

Square Footage – 1,200sf addition

The project was approved by the Board of Adjustment on April 19, 2000. The plans have been changed to incorporate the conditions of approval. An on-site pre-construction meeting was held on 9/15/00 and construction should be beginning soon. Please note that at the pre-construction meeting, it was noted that the large Elm tree behind the existing building (but on another property) is unhealthy. There is existing trunk damage near ground level (bark is off and the tree has less than a full canopy). We encouraged the developer to contact the Town Arborist to examine the tree for documentation purposes. It is clear that there is a problem with the tree prior to construction activity beginning. **Construction is on-going.**

McDougle Middle School – 900 Old Fayetteville Road

Developer – Chapel Hill/Carrboro Board of Education

Tax Map # - 7.108..31A

Square Footage – 2,850sf in three modular units

The Board of Aldermen approved the modular units at the June 19, 2001 meeting. The construction plans have been approved, the building permit has been issued and work is on-going for the modular units. **Construction is complete on two of the units – the third unit is not being constructed (erected) at this time.**

Morningstar Mini-Storage – Jones Ferry Road @ N.C. Highway 54

Developer – Development Engineering, Inc.

Tax Map # - 7.114..15A

Proposed Square Footage – 164,000sf

The CUP was approved by the Board of Aldermen on November 14, 2000 with several conditions. The applicant must revise the plans to incorporate the conditions of approval. Further, prior to beginning construction, construction plans must be reviewed and approved and an on-site, pre-construction meeting must be held. The construction plans were submitted on 1/9/2001 and have been reviewed. Staff has forwarded all review comments to the applicant. The plans have been approved and an on-site, pre-construction meeting was held on 5/8/01. Work is on-going. Substantial grading activity is occurring. The contractor is doing a good job in maintaining the tree protection fencing. Staff is closely monitoring the site. **The applicant is working on a CUP modification for a phase change. This modification was approved by the Board on September 25, 2001. Construction has been slow over the past several weeks as the Town and Project Engineers work on some retaining wall re-design (insignificant changes). The permanent fencing (providing a Type A screen) has been erected around the bulk of the perimeter of the North and East sides of the site.**

OWASA Water Treatment Plant – 406 Jones Ferry Road

Developer – OWASA

Tax Map # - 7.98.I.1

Square Footage - none

OWASA has applied for a modification to their SUP to construct various improvements designed to increase water treatment capacity at the 406 Jones Ferry Road plant. The plans were approved by the Board of Adjustment on 1/19/2000. An on-site pre-construction meeting was held on February 4, 2000. Construction is underway and is expected to take approximately 18 months.

OWASA applied for a modification to their SUP to construct various improvements designed to increase water treatment capacity at the 406 Jones Ferry Road plant. A previous SUP modification was approved by the Board of Adjustment on 1/19/2000. The latest proposal involves adding an ammonia and electrical feed building, adding some underground vaults and reconfiguring some parking and paving. The project was approved by the Board of Adjustment on 12/20/00.

We met with OWASA a Development Review on 2/14/01 to discuss the final phase of the water treatment plant upgrades that have been under construction over the past year. Based on the discussions at the meeting, this change will more than likely constitute a minor modification to the existing SUP. This minor modification was approved by the Board of Adjustment on June 27, 2001. **No change.**

Rock Haven Center Commercial Subdivision – Smith Level Road @ Rock Haven Road

Developer – Jim Hodgkin

Tax Map # - 7.122.A.5F

Square Footage – 10,500sf (building #1, only)

This project is in general compliance with its SUP. Work continues on the first building, and the road leading into the development is currently graveled. The final plat has been released for recordation. The Board of Adjustment approved a modification to the SUP plans modifying the drainage plans and location of one building on August 18, 1999. The revised construction plans were approved 10/13/99. Construction is on-going (although by a different general contractor). The final plat bond, set to expire at the end of June 2000, has been extended until June 2001. The new contractor on the site is fixing several problems that were neglected by the previous contractor and seems to have the project back on the right track. Work is on-going. The CO for the building was issued on 11/9/00. There are still several items/requirements with the subdivision that need to be resolved/completed but the two (2) performance bonds cover all outstanding items. The Town may be forced to cash one or both of these bonds to ensure that the outstanding work is completed. **No change.**

Smith Middle School Athletic Fields – Homestead Road near High School Road

Developer – Chapel Hill/Carrboro Schools

Tax Map # - 7.109..11A

Proposed Square Footage - none

This project is a joint-use project between the Chapel Hill/Carrboro school system and the Town of Carrboro. The project consists of tennis courts, soccer/multi-use fields and a softball/baseball field. The project was approved by the Board of Aldermen on May 22, 2001. The approval notification letter has been sent to the applicant informing them of the next step. To date, the construction plans have not been submitted. The Construction Plans were submitted on June 25, 2001. Staff has reviewed the plans and has forwarded all comments to the applicant. The revised plans were resubmitted on July 26, 2001. Staff has deemed the plans 'approvable' but the Town Engineer is still waiting on comments from several review agencies. The construction plans have been approved. An on-site pre-construction meeting was held on September 26, 2001. Construction is on-going. **No change.**

TEACH Building – 100 Renee' Lynne Court (Lot #1, Rock Haven Centre)

Developer – Jim Hodgkin

Tax Map # -7.122.A.5F

Proposed Square Footage – 16,613sf

Plans (zoning permit level) have been submitted for the second building in this commercial subdivision project (Rock Haven Center). The 4th set of plans were submitted on 11/7/00 and have been reviewed by staff. We forwarded our comments (minor) to the applicant but are still waiting on comments from several review agencies. The plans have been revised and the Town Engineer has deemed the plans 'approvable'. We have contacted the applicant about scheduling an on-site, pre-construction meeting. An on-site pre-construction meeting was held on 1/25/01. Construction is on-going. **A Certificate of Occupancy was issued on November 12, 2001. This item will be removed from subsequent reports.**

304 West Weaver Street

Developer – Julie Smith

Tax Map # - 7.98.F.1

Square Footage – none (remodel/reconstruct)

Staff has completed the second full review of the zoning permit plans for the proposed interior and exterior remodeling of the existing structure. The revised plans have been deemed 'approvable'. The plans were approved by the Appearance Commission on February 3, 2000. A pre-construction meeting must be held on-site and a building permit must be issued by the Inspection's Division. An on-site pre-construction meeting was held on May 30, 2000. Construction is on-going. **No change.**

Willow Creek Office Center – 610 Jones Ferry Road

Developer – Morris Commercial Real Estate

Tax Map # -7.114..18A

Proposed Square Footage – 41,000sf

An application for a Conditional Use Permit for a 40,000 square foot office on the former Ashley's Daycare site has been submitted for review. The project is proposed as a three-story office building with parking occupying the ground floor (underneath the building) with the top two (2) floors encompassing 20,000 square feet of office space each. The project was approved by the Board of Aldermen on November 28, 2000 with several conditions. The applicant must revise the plans to incorporate the conditions of approval. Further, prior to beginning construction, construction plans must be reviewed and approved and an on-site, pre-construction meeting must be held. The construction plans were submitted on 2/9/01 and have been reviewed. The construction plans have been approved. An on-site pre-construction meeting was held on 4/27/01. Construction is on-going. **No change.**

Yaggy CUP Modification – 400 Roberson Street

Developer – Duncan Yaggy and Bill Spang

Tax Map # - 7.99.D.19D

Proposed Square Footage – n/a

An application for a CUP modification has been submitted for the one-story office building located at the corner of Roberson Street and Sweet Bay Place. The modification involves adding some additional parking on the site for the proposed commercial project proposed by Yaggy/Spang on the corner of Roberson Street and East Main Street. The proposed plans have been distributed and are currently under review. The Board of Aldermen

approved the minor modification on May 22, 2001. The approval notification letter has been mailed to applicant explaining what steps must be completed. To date, the revised plans incorporating the Board of Aldermen's conditions of approval have not been submitted. **No change.**

STATUS OF PLAN REVIEW FOR VARIOUS PROJECTS*

This list generally does not include on going work with exempt plats, and other project proposals, which are not official submittals at this time. Additionally, only large, higher profile ZP plans are included on this list. Smaller ZP projects are administered in a similar manner to individual home construction.

NEW COMMERCIAL AREA APPROVED IN 2001:

TEACH Bldg. (Renee' Lynne Ct.)	Approved by ZP 1/12/01	16,613sf
The Clay Centre (Lloyd St.)	Approved by SUP 9/19/01	2,315sf

18,928 (to date, 2001)

NEW COMMERCIAL AREA APPROVED IN 2000:

Arby's	Approved for const. 5/11/00	3,000sf
Love Overboard Expansion	Approved for const. 9/15/00	1,200sf
The Pantry	Approved for const. 4/11/00	2,500sf
El Mercado Central	Approved for const. 1/14/00	1,800sf
304 West Weaver St.	Approved for const. 5/30/00	3,953sf(new)
Village Self-Storage	Approved for const. 1/10/00	15,000sf(new)
Council Daycare	Approved by permit 12/6/00	2,000sf
Willow Creek Offices	Approved by permit 11/28/00	40,000sf
Morningstar Mini-Storage	Approved by permit 11/14/00	137,050sf

206,503sf (in year 2000)

COMMERCIAL AREA APPROVED 1995-1999:

Tae Kwon Do Studio (Brewer Ln.)	CO in August 1997	5,600sf
Vocational Rehab Bldg. (Smith Level Rd.)	CO in Sept. 12996	4,500sf
Carramore Bldg. (Smith Level Rd.)	CO in Jan. 1995	10,500sf
Univ. Research Glass (Merritt Mill Rd.)	CO in Feb. 1995	9,200sf
Ontjes Bldg. (205 Lloyd St.)	CO in May 1999	10,640sf
SECU Bldg. (100 Hwy. 54 W)	SUP approval in 1998	4,800sf
Meineke Muffler Redev. (E. Main St.)	Approved in 1996	4,750sf
Bleeker Street Studio (E. Main St.)	Approved in 1996	5,335sf
Cliff's Wholesale Dist. Center (Jones Ferry)	Approved in 1999	2,880sf
Butterfly Ridge Architects (400 W Weaver)	Approved in 1999	1,200sf

59,405 (over 5 years)