TO: **Roy Williford, *AICP*, Planning Director**

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

SUBJECT: **Report on the Compliance of All Active Projects Within Carrboro's Jurisdiction.**

DATE: **April 16, 2002**

Proposed Residential Projects

Carrboro Greens – 1236 Hillsborough Road
Developer – Construction Resources
Application Date – n/a
Applicable Changes in LUO Since Application – n/a
Tax Map # - 7.108..5
Acres – 8.65 acres
This will be a Conditional Use Permit project if the applicant moves forward in the manner thus far indicated. An on-site 'walkabout' was conducted on January 7, 2002 with the applicant, members of staff, and some members of advisory boards. Following the walkabout, the applicant submitted a concept plan (on February 18, 2002). Comments were returned to the applicant and a revised version of the concept plan was submitted on February 27, 2002. The concept plan was 'approved' on April 9, 2002. As presented, the plan includes eighteen lots. The applicant has indicated a desire to develop eight of the lots for townhomes and ten of the lots for single-family dwellings. A formal application has not been received to date. ***New Item.***

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 latest set of revised plans was submitted in early September 2001 and have been reviewed by staff. The Town Engineer required some additional changes to the plans. The plans have been resubmitted and the applicant is awaiting final approval from the Town Engineer before proceeding to the Joint Review Board meeting and subsequent public hearing. The Zoning Division has identified an oversight regarding the project. Thus far the project has been reviewed as a Special Use Permit; however, staff has noted that nineteen (19) SRO units are proposed, which requires a Conditional Use Permit. The Town Engineer now is satisfied with the plans. The project will be presented to the Joint Review Boards on April 4, 2002. Subsequently, the project will be presented to the Board of Aldermen (instead of the Board of Adjustment as previously indicated). ***The project was presented to the Joint Review Boards on April 4, 2002 and will be presented to the Board of Aldermen on May 7, 2002.***

Club Nova – 103 West Main Street
Developer – OPC Foundation
Application Date – February 28, 2002
Applicable Changes in LUO Since Application – n/a
Tax Map # - 7.99.B.7
Acres – 0.69 acres
This is a Conditional Use Permit project consisting of an existing thrift shop (Use #2.110) and office building (Use #3.110) (both to remain) and a proposal to construct twenty-four (24) single-room occupancy (SRO) units. An existing eight-unit apartment building on the property would be removed and replaced by the proposed SRO units. Plans were distributed for review on February 28, 2002. All comments have been returned to the applicant. ***Plans were resubmitted and the project was presented to the Joint Review Boards on April 4, 2002. The project was presented to the Board of Aldermen on April 9, 2002, at which time a Conditional Use Permit was issued for the project. Construction plans have not been submitted.***

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. The revised plans were submitted and distributed on December 21, 2001 and are under review. Further revised plans were submitted and distributed on February 11, 2002 and are under review. The applicant has nearly satisfied all comments and the project may proceed to the Joint Review Boards meeting and the Board of Adjustment in March. The project was presented to the Joint Review Boards on Thursday, March 7, 2002 and will be presented to the Board of Adjustment on Wednesday, March 20, 2002. ***The Board of Adjustment issued a Special Use Permit for the project on March 20, 2002. Construction plans have not been submitted.***

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. At the applicant's request, the Zoning Division completed a 'follow-up' review of the project prior to the submission of a second plat. Comments from the 'zoning only' review were passed on to the applicant on March 12, 2002. A new set of plans has not yet been submitted. ***No change.***

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. Comments have been forwarded to the applicant. A Neighborhood Information Meeting was held on October 22, 2001 (not previously mentioned in this report). The applicant has been notified of the Board's request that another Neighborhood Information Meeting be held. ***Plans were resubmitted on March 25, 2002 and have been distributed for review. Comments are being forwarded to the applicant upon receipt.***

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. 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 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. 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. The formal application has been received and the first set of plans was distributed for review on March 5, 2002. ***Comments have been forwarded to the applicant. Revised plans have not been submitted for review yet.***

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
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. 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. The plans have been reviewed by staff and all comments have been forwarded to the applicant. The 'Concept Plan' was approved on December 21, 2001, and the applicant now is working on the VMU rezoning application/Master Plan. The VMU rezoning application, Master Plan, and Conditional Use Permit Application and plans were received on March 14, 2002. ***Plans have been distributed for review and comments will be forwarded to the applicant upon receipt. A public hearing will be held on May 7, 2002 for deliberation of proposed Land Use Ordinance Text Amendments related to the project.***

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 4/15/02 – 10 lots approved by SUP, 10 approved by plat, 0 homes under construction, 9 certificates of occupancy issued, 1 vacant lot.

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 4/15/02 – 58 lots approved by CUP, 58 lots approved by plat, 7 homes under construction, 49 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 4/15/02 – 24 lots approved by CUP, 24 lots approved by plat, 1 homes under construction, 23 certificates of occupancy issued, 0 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. Concerns regarding the condition of the existing pond were brought to the attention of the Zoning Division at the December 18, 2001 Board of Aldermen meeting. In response, on December 20, 2001, staff requested that Orange County Erosion Control inspect the site to ensure that the pond is being adequately protected against the accumulation of silt and debris during construction. Subsequently, staff met with a representative from Orange County Erosion Control on the site. In a letter submitted to the Zoning Division following our on-site meeting, Orange County Erosion Control stated that the pond is being adequately protected. Staff also contacted the Town Engineer (Sungate Design Group) about the situation. Sungate had stated in a letter to the Zoning Division (dated June 19, 2001), that the applicant must submit an as-built survey to the Town indicating

that the pond will detain the 'approved' amount of water in its post-development state. The Zoning Division is now awaiting the submittal of the 'as-built' survey for the pond. Additionally, Orange County Erosion Control assured the Zoning Division that they will keep close tabs on the situation. An application for an Insignificant Deviation to the CUP was received on Wednesday, February 27, 2002. The request consists of a change in the recreational equipment to be provided within the subdivision. Included with the application was a ballot and tally sheet indicating that everyone living within the subdivision 'approved' of the changes (this was required per the Zoning Division in order to process the request as an Insignificant Deviation). ***Comments have been returned to the applicant regarding the Insignificant Deviation request. Revised plans and information have not been submitted.***

Subdivision status as of 4/15/02 – 49 lots approved by CUP, 49 lots approved by plat, 4 homes under construction, 38 certificates of occupancy issued, 7 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. Staff currently is drafting a letter to NCDOT requesting that a 'punch-list' be created to determine exactly what items must be corrected before NCDOT will accept the streets. ***No change.***

Subdivision status as of 4/15/02 – 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 4/15/02 – 10 lots approved by plat, 0 homes under construction, 2 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 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 4/15/02 – 26 lots approved by CUP, 26 lots approved by plat, 2 homes under construction, 23 certificates of occupancy issued, 1 vacant lot.

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 were 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. On January 15, 2002, the Zoning Division visited the site to inspect the condition of silt fencing along Bolin Creek. In a few areas along

the creek, apparent situations were identified wherein the silt fencing did not appear to be functioning properly. Orange County Erosion Control has been contacted about the matter. The Zoning Division was told that an Erosion Control Officer will conduct an on-site inspection on January 16, 2002, then they will report back to us with their findings. Phase 10 construction plans were resubmitted on February 15, 2002 and are under review. Comments will be passed on to the applicant upon completion. Orange County Erosion Control (OCEC) requested that the developer repair the silt fencing at some locations in the development. Currently, OCEC is working with the developer towards a satisfactory resolution of the condition of silt fencing. Also, in reaction to concerns raised about the possible crossing of a creek bed by a contractor's vehicle, the Zoning Division has contacted the developer and requested that they closely monitor the actions of their contractors to ensure that additional incidents do not occur. Conditional approval was granted for Phase 10 construction plans (i.e.- the lots, internal roads, and a portion of Hogan Hills Road) on Thursday, March 7, 2002. The remaining sections of Hogan Hills Road will be submitted separately, but approved as a part of Phase 10 of the project. The plans must be reviewed and approved, and the road must be under construction prior to any additional phases being approved. Also, OCEC is still working toward a satisfactory resolution concerning the condition of silt fencing within the development. OCEC is keeping the Zoning Division posted on the progress surrounding their requests. ***Phase 10 – Hogan Hills Road Construction Plans (for the remaining portion of Phase 10) were submitted on March 22, 2002 and have been reviewed. Comments have been forwarded to the applicant. Revised plans have not been submitted.***

Subdivision status as of 4/15/02 – 438 lots approved by CUP, 308 lots approved by plat, 40 homes under construction, 189 certificates of occupancy issued, 79 vacant lots.

Morgan Ridge – Old Fayetteville Road (formerly on the list as 'Carr Ridge')
Developer – Jim Brandewie
Tax map # - 7.116..6
Acres – 25.16 acres
This project will consist of 64 townhome units and will include a 'connector road' between existing Old Fayetteville Road and Berryhill Drive. The project went before the Joint Review Boards on November 1, 2001, and then came before the Board on November 27, 2001. The public hearing was continued to the December 11, 2001 Board meeting, at which time the Board approved the CUP. Construction plans have not yet been submitted. ***No change.***

Subdivision status as of 4/15/02 – 64 lots approved by CUP, 0 lots approved by plat, 0 homes under construction, 0 certificates of occupancy issued.

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 4/15/02 – 12 units approved by SUP, 0 units under construction, 0 certificates of occupancy issued.

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 4/15/02 – 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 4/15/02 – 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, 86 certificates of occupancy issued, 0 vacant lots remain.

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 4/15/02 – 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. The phase 6 final plat was submitted in early February 2001. Staff has reviewed and approved the phase 6 plat. Home construction is ongoing. ***Staff sent a letter on March 25, 2002 to remind the developer of their obligation to construct a bicycle/pedestrian path as a part of Phase 6 (between Colfax Drive and Cobblestone Drive).***

Subdivision status as of 4/15/02 – 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 4/15/02 – 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. The 'paving plans' were approved and a pre-construction meeting was held on December 20, 2001. Construction related to the parking lot repaving is on-going. ***No change.***

Carrboro Town Hall Cell Tower – 301 West Main Street
Developer – Bellsouth Personal Communications
Application Date – November 21, 2001
Applicable Changes in the LUO since Application – None
Tax Map # - 7.98.L.2
The applicant proposes to replace three existing panel antennas and add two additional equipment cabinets at ground level. The applicant has found that the three antennas to be replaced, which were added to the tower in 2000, are not functioning adequately. This project has been placed 'on-hold' until the Town completes a Radio Frequency (RF) output analysis study, which will establish a new base level for RF output, from which all future applicants must work. A Request for Proposals (RFP) for the study was issued in December. In late December, the applicant requested that the review process continue, with the understanding that the project cannot move forward to the Board of Aldermen until the RF output study has been completed. Plans have been distributed and are under review. Comments will be passed on to the applicant upon receipt. Comments have been returned to the applicant. Revised plans have not been submitted. ***The RF output analysis study has been completed. Plans have been resubmitted and reviewed. Only minor comments are outstanding at this point. The project is expected to come before the Board of Aldermen during the month of May.***

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 latest set of revised plans was submitted in early September 2001 and have been reviewed by staff. The Town Engineer required some additional changes to the plans. The plans have been resubmitted and the applicant is awaiting final approval from the Town Engineer before proceeding to the

Joint Review Board meeting and subsequent public hearing. The Zoning Division has identified an oversight regarding the project. Thus far the project has been reviewed as a Special Use Permit; however, staff has noted that nineteen (19) SRO units are proposed, which requires a Conditional Use Permit. The Town Engineer now is satisfied with the plans. The project will be presented to the Joint Review Boards on April 4, 2002. Subsequently, the project will be presented to the Board of Aldermen (instead of the Board of Adjustment as previously indicated). ***The project was presented to the Joint Review Boards on April 4, 2002 and will be presented to the Board of Aldermen on May 7, 2002.***

Charles House Adult Day Care – 109 Hillcrest Street
Developer – Charles House Association
Application Date – December 14, 2001
Applicable Changes in LUO Since Application – None
Tax Map # - 7.94.A.22
Proposed Square Footage – N/A (Change in Use of Existing Building on Property)
This application was received on December 14, 2001, and consists of a request for renewal of an expired permit (with a few minor changes proposed). A Special Use Permit Modification was granted by the Board of Adjustment on May 21, 1997, which allowed Charles House Adult Day Care (CHADC) to add six beds in an existing, secondary building on the property. The permit expired before CHADC was able to begin conversion of the building; therefore, CHADC must reapply for the Special Use Permit Modification. The additional six (6) beds would give CHADC a total of 24 beds. Additionally, CHADC proposes to add one additional full-time employee. Plans have been distributed and are under review. Comments have been returned to the applicant. Revised plans have not been submitted. ***No change.***

Club Nova – 103 West Main Street
Developer – OPC Foundation
Application Date – February 28, 2002
Applicable Changes in LUO Since Application – n/a
Tax Map # - 7.99.B.7
Acres – 0.69 acres
This is a Conditional Use Permit project consisting of an existing thrift shop (Use #2.110) and office building (Use #3.110) (both to remain) and a proposal to construct twenty-four (24) single-room occupancy (SRO) units. An existing eight unit apartment building on the property would be removed and replaced by the proposed SRO units. Plans were distributed for review on February 28, 2002. All comments have been returned to the applicant. New plans have not yet been submitted. ***Plans were resubmitted and the project was presented to the Joint Review Boards on April 4, 2002. The project was presented to the Board of Aldermen on April 9, 2002, at which time a Conditional Use Permit was issued for the project. 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. ***No change.***

Lake Hogan Farms Cell Tower – 200 Redfoot Drive
Developer – Sprint PCS, Incorporated
Application Date – February 22, 2002
Applicable Changes in LUO Since Application – n/a
Tax Map # 7.109F..35
Sprint PCS has submitted an application for a modification to the existing CUP for the Lake Hogan Farms Cell Tower. Sprint PCS represents a new user for this tower. The project consists of four new antennas to be added to the tower along with associated equipment at ground level. Plans were distributed for review on February 25, 2002. Comments have been returned to the applicant. Final plans have not yet been submitted

to the Zoning Division. Once the plans are submitted, the project will be scheduled for presentation to the Board of Aldermen. ***The project will be presented to the Board of Aldermen on April 16, 2002.***

Old Farmer's Market Office Building – 201 Maple Street
Developer – Carr Mill Mall Limited Partnership
Application Date – November 29, 2001
Applicable Changes in the LUO since Application – n/a
Tax Map # - 7.99.O.19A & 7.99.O.19B
Proposed Square Footage – 18,755sf
This application consists of a proposed three-story office building to be located on the site of the old farmer's market [i.e.- within existing parking lot (owned by and serving Carr Mill Mall) next to South Orange Rescue Squad Building]. The application is being reviewed as a major modification to the existing CUP held by Carr Mill Mall. As such, the project must be reviewed and approved by the Board of Aldermen. The first set of plans was distributed for review on December 3, 2001. Comments have been forwarded to the applicant. Revised plans were submitted and distributed for review on February 15, 2002. Comments have been returned to the applicant. The majority of comments have been addressed and the project likely will proceed to the Joint Review Board meeting in May, then to the Board of Aldermen. ***Some outstanding comments remain. The project may or may not proceed to the Joint Review Board meeting in May.***

Orange County ABC Store at Carrboro Plaza – 106 Highway 54 West
Developer – Orange County ABC Board
Application Date – December 7 ,2001
Applicable Changes in LUO Since Application – n/a
Tax Map # - 7.114..32
Square Footage – 2,000sf
This application consists of a proposed one-story addition to the existing Orange County ABC building. Orange County ABC Board wishes to utilize the new space for wholesale sales (Use Classification #2.130). The application is being reviewed as a minor modification (with a public hearing) to the existing CUP. As such, the project must be reviewed and approved by the Board of Aldermen. The first set of plans was distributed for review on December 12, 2001. Comments will be forwarded to the applicant upon receipt. Comments have been forwarded to the applicant. Revised plans have not been submitted. Revised plans have been submitted and comments have been returned. The project will proceed to the Joint Review Boards meeting in March, and subsequently will be presented to the Board of Aldermen. The project was presented to the Joint Review Boards on March 7, 2002 and will come before the Board of Aldermen on March 26, 2002. ***On March 26, 2002, the Board of Aldermen approved the Minor Modification to the Conditional Use Permit.***

Provence Restaurant – 203 West Weaver Street
Developer – Felix Roux
Application Date – February 12, 2002
Applicable Changes in LUO Since Application – n/a
Tax Map # - 7.98.N.9
Square footage – N/A (Change in Use of Existing Building on Property)
This application involves the conversion of an existing building to a restaurant use. No additional structures are associated with the proposal; however, the applicant is proposing to add a patio dining area in the front yard. The conversion requires the issuance of a CUP. A Neighborhood Information Meeting was held at Town Hall on January 9, 2002. The Board was notified of this meeting via email due to a scheduling conflict with the Board/Manager Memo (staff was not officially notified that the meeting would take place until after the deadline for the memo that would have reached board members prior to the meeting). Plans were distributed for review on February 12, 2002. Comments have been returned to the applicant. Because the project consists of a change in use of an existing building, relatively few comments were produced. Plans will be resubmitted and the project is expected to go to the Joint Review Board meeting on April 4, 2002. Subsequently, the project will be presented to the Board of Aldermen. ***The project was presented to the Joint Review Boards on April 4, 2002 and will be presented to the Board of Aldermen on April 16, 2002.***

Sheryl-Mar #2 Building – South Greensboro Street (Vacant Lot in front of Village Self-Storage)
Developer – Jim and Nancy Hodgin
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. A Neighborhood Information Meeting was held at Town Hall on Monday, December 10, 2001. The plans were approved by the Appearance Commission on December 17, 2001. The applicant is currently revising plans pursuant to the Appearance Commission's comments. Revised plans have not been submitted. Revised plans were submitted and distributed for review. Comments have been forwarded to the applicant. Revised plans have not been submitted. ***No change.***

Approved Commercial Projects

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.***

Carrboro Methodist Church Paving Project – 200 Hillsborough Road
Developer – Carrboro Methodist Church
Tax Map # - 7.103.C.1
Proposed Square Footage – none
The 'paving plans' for the parking lot on the North side of the Church were approved and a pre-construction meeting was held on December 20, 2001. 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. Construction is on-going. ***No change.***

Carrboro Plaza Recycling Center – 104 Highway 54
Developer – Orange County Recycling
Application Date – April 7, 1999
Applicable Changes in LUO since Application – n/a
Tax Map #7.114..31
On March 24, 1998, the Board of Aldermen approved a modification to the existing CUP for Carrboro Plaza for a reconfiguration of the parking lot and for the re-establishment of a recycling center near the Orange County ABC store. In January 2002, Orange County Recycling contacted the Zoning Division regarding modifications to the configuration of the concrete pads on which the facilities would be located. The new configuration was approved and a pre-construction meeting was held on January 22, 2002. The Zoning Division received approval of the changes from all applicable agencies. Construction should begin on the recycling center at any time. ***Construction is on-going.***

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 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 Board approved the CUP Agreement on October 23, 2001. Construction Plans have not been submitted. Construction Plans were received on March 13, 2002. ***Comments have been forwarded to the applicant. Revised plans have not been submitted.***

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 were submitted on November 6, 2001 and are ready to be stamped 'approved.' An on-site pre-construction meeting was held on December 14, 2001. Construction is on-going. ***No change.***

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. 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. ***No change.***

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. ***No change.***

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. Staff contacted David Branch (Alabama Avenue resident) and discussed his concerns about the project. The developer, developer's contractors, Zoning Division staff, and Chris Gerry (Town Arborist) met on-site on January 29, 2002 to discuss the placement of Eastern Red Cedars (as shown on the plans) behind the six-foot tall screening fence along the perimeter of Gary Road and Alabama Avenue. The developer submitted an application on January 31, 2001 requesting a change to the phasing plan. The Board of Aldermen approved the new phasing plan (authorizing six phases) on March 5, 2002. ***The applicant is working towards satisfying minor outstanding comments before approval can be granted for the Phase 1 Certificate of Occupancy.***

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 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). The Board of Adjustment approved the project on February 20, 2002. ***Construction Plans have not been submitted.***

OWASA Water Treatment Plant – 406 Jones Ferry Road
Developer – OWASA
Tax Map # - 7.98.I.1
Square Footage - none
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. 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 at 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 Hodgin
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. 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.***

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 2002:

ABC Store at Carrboro Plaza	Approved by CUP 3/26/02	2,000sf(new)

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 (in year 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)