

# ***Current Development Projects***

## ***Proposed Residential Projects***

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***Development*** Carrboro Greens

***Address*** 1236 Hillsborough Rd.

***Developer*** Construction Resources

***Application Date*** 7/2/03

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.108..5

***Size*** 8.65 acres

### ***Project Status***

Land Use Permit Not Yet Issued.

### ***Description***

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). Following revisions, 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.

The formal plan submittal package was received and distributed for review on July 2, 2003. Comments have been returned to the applicant and the Zoning Division has met with the applicant to discuss comments. Revised plans have not yet been submitted.

### ***Update***

***No change.***

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***Development*** Green Way Subdivision

***Address*** 110 Old Pittsboro Rd.

***Developer*** Sustainable Living, Inc.

***Application Date*** 12/3/02

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.99.A.26

***Size*** 1.93 acres

### ***Project Status***

Land Use Permit Not Yet Issued.

### ***Description***

This will be a Special Use Permit project if the applicant moves forward in the manner thus far

indicated. An on-site 'walkabout' was conducted on June 20, 2002 with the applicant, members of staff, and one advisory board member. Following the walkabout, the applicant submitted a concept plan for review. Comments have been returned to the applicant. As presented, the plan includes 10 dwelling units, consisting of 9 new units and one existing home to remain. A revised concept plan was submitted on October 24, 2002. Comments have been returned. Additional data regarding site constraints must be submitted before the concept plan will be approved. The applicant requested permission to submit a formal application to include all necessary information. Upon this request, the Zoning Division granted provisional approval of the concept plan and a formal application was received.

Plans were distributed on December 3, 2002. All comments from the first review have been returned to the applicant. Revised plans have not yet been submitted.

***Update***

***No change.***

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

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***Development*** Jefferson Commons Planned Unit Development

***Address*** 200 Ray Road

***Developer*** JPI Apartment Development, LP

***Application Date*** 1/10/03

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.122.A.13

***Size*** 49.52 acres

***Project Status***

Land Use Permit Not Yet Issued.

***Description***

This project would be a planned unit development consisting of 264 four-bedroom apartments, 2 single-family dwelling lots, and approximately one-half acre of land zoned B-1(g). The property would have to be rezoned by the Board of Aldermen prior to review and approval of the Conditional Use Permit (CUP) associated with the project. The applicant has requested, to date, that staff review both the rezoning application and the CUP plans concurrently. Following this path, both the rezoning and the CUP plans would be presented sequentially to the Board of Aldermen on the same night. The rezoning application and CUP plans were submitted and distributed for review on January 10, 2003. Soon thereafter, staff requested a meeting with the applicant to further discuss the project. Specifically, staff requested several substantive changes to the project's design. Some preliminary review comments were received and passed on to the applicant, but staff did not complete a full review because of the requested substantive changes. The applicant re-submitted the project plans on March 14, 2003. The revised plans have been distributed for review and comments will be given to the applicant upon receipt.

It should be noted that the subject property is also under consideration by the Chapel Hill—Carrboro City Schools System as a possible site for a new high school in the southern part of the school district. The applicant is aware of the situation, and has requested that we proceed with the review of the project.

The Board of Aldermen has indicated a desire to receive and review the petition for rezoning prior to the presentation of the CUP plans for the project. Staff had scheduled this presentation before the Board of Aldermen, but then learned of the untimely death of the project leader. Due to the unexpected death, the applicant's representative asked for a delay in the presentation of the petition.

***Update***

***No change.***

## **Proposed Commercial Projects**

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**Development** Carrboro Plaza Veterinary/Office Building

**Address** 104 Highway 54

**Developer** Carrboro Belman SC Limited

**Application Date** 12/11/02

**Applicable Changes in LUO Since Application** n/a

**Tax Map #** 7.114..31

**Size** 5,600 sf (new building space)

**Project Status**

Land Use Permit Not Yet Issued.

**Description**

The proposed project is being processed as a modification to the existing CUP for Carrboro Plaza. It involves the construction of an additional building at the Carrboro Plaza shopping complex that would be used as veterinary and/or office space. The building is proposed to be located between Food Lion and the State Employees Credit Union. It does not involve any subdivision of the land.

An application was filed and plans were submitted and distributed on December 11, 2002. All comments from the first review have been returned to the applicant. Revised plans were distributed on March 28, 2003. Comments for the second review have been forwarded to the applicant. Revised plans were submitted July 18, 2003. The Zoning Division forwarded a review letter to the applicant on July 28, 2003. Not all comments had yet been received for the third review, but the applicant still chose to submit a fourth iteration of plans for review on August 1, 2003. This fourth set of plans has been distributed and comments will be forwarded to the applicant once received.

Revised plans were submitted to the Zoning Division on September 25, 2003. Only a few, minor issues remain and the plans will be presented to the Board of Aldermen in the month of October.

**Update**

**October 24, 2003 Update: The Board of Aldermen reviewed and approved the minor modification request on October 21, 2003 with two attached conditions. Since the plans were reviewed as construction level plans, the applicant must revise the plans to incorporate a bicycle rack (attached condition), and submit final, construction drawings to Sungate Design Group. After that, the applicant may arrange a preconstruction meeting and begin construction.**

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**Development** Franklin Auto

**Address** 102 South Merritt Mill Road

**Developer** John Sale

**Application Date** 1/17/03

**Applicable Changes in LUO Since Application** n/a

**Tax Map #** 7.92.1.5

**Size** 7,072 sf (1,904 sf building space + 5,168 sf vehicle storage area)

***Project Status***

Land Use Permit Not Yet Issued.

***Description***

The proposed CUP project is for an auto sales lot that would be located near the intersection of Merritt Mill Road and East Main Street, behind Al's Garage. The application generally follows the guidelines and parameters set forth in a text amendment adopted by the Board of Aldermen on June 25, 2002; however, it should be noted that formal review of the application has just begun. The application was filed and plans were submitted on January 17, 2003. All comments have been forwarded to the applicant for the first review. Revised plans have not yet been submitted.

***Update***

**No change.**

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***Development*** Owens Research Lab Expansion

***Address*** 350 South Old Fayetteville Road

***Developer*** University of North Carolina

***Application Date*** 5/28/03

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.116..10

***Size*** 4,941 sf (new building space)

***Project Status***

Land Use Permit Not Yet Issued.

***Description***

This project would involve a one-time expansion of an existing nonconforming use per the provisions of Section 15-124 of the LUO. The UNC owned and operated facilities have been in operation near University Lake for approximately forty years. The applicant is seeking permission to construct one new building on the premises. The project must be reviewed and approved by the Board of Aldermen. The initial submittal of plans has been distributed and comments have been returned to the applicant. Revised plans were submitted on July 24, 2003 and distributed for review on July 25, 2003. Comments were forwarded to the applicant upon receipt.

Revised plans were distributed on August 28, 2003 to three (3) reviewing agencies (Zoning, Fire, and Engineering). Final, revised plans were submitted to the Zoning Division on September 23, 2003 (the applicant has stated that they intend for this to be their final submittal).

At the applicant's request, the project will be presented to the Joint Review Advisory Boards on October 16, 2003, then to the Board of Aldermen on October 22, 2003. It should be noted that some issues related to the project remain unresolved (the applicant has formally requested that the project move forward anyway).

***Update***

***At the applicant's request, the public hearing for the project will be opened on October 21, 2003, then delayed until November 11, 2003. On November 11, 2003, staff will present the project to the Board of Aldermen.***

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***Development*** RBC Centura Bank

***Address*** 300 West Weaver Street

***Developer*** RBC Centura, Inc.

***Application Date*** 5/28/03

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.98.F.19

***Size*** 335 (new building space)

***Project Status***

Land Use Permit Modification Not Yet Issued

***Description***

This project is considered a minor modification to the CUP and involves an addition to the existing bank building located at 300 West Weaver Street. The applicant wishes to construct two office spaces connected by a foyer on the north side of the building, totalling 335 square feet (existing building is 2090sf). Plans were submitted on May 28, 2003 and all comments were returned to the applicant. Revised plans were submitted in July 2003, with comments forwarded to the applicant in early August 2003. Further revised plans were submitted on October 17, 2003.

***Update***

***Comments for the most recent submittal are being forwarded to the applicant upon receipt.***

## **Approved Residential Projects**

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**Development** Cedars Subdivision

**Address** Bolin Forest Drive @ North Greensboro Street

**Developer** Frances Kovens (BBK Associates, LLC)

**Application Date** n/a

**Applicable Changes in LUO Since Application** n/a

**Tax Map #** 7.30..3

**Size** 20.22 acres

### **Project Status**

49 lots approved by CUP, 49 lots approved by plat, 4 homes under construction, 42 certificates of occupancy issued, 3 vacant lots.

### **Description**

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).

Upon receiving a letter from the Bolin Forest Phase II Homeowner's Association, the Board directed staff to review the minutes and videotapes from the public hearing for the project for any pertinent information regarding the trail along Bolin Forest Drive, which had been deleted from the plans as a part of the exchange of amenities referenced above. Staff reviewed the information and provided the Board with a memo explaining the findings.

At the June 11, 2002 meeting, the Board directed staff to enter into negotiations with the residents of The Cedars in an effort to have a trail installed. Staff sent a letter to the Homeowner's Associations of both The Cedars and Phase II of Bolin Forest. Staff received a response letter from the Bolin Forest Phase II Homeowner's Association on July 22, 2002. The letter requests additional information related to the Insignificant Deviation and additional information related to the Planning Board meeting at which the project originally was discussed. A letter in response to the July 22, 2002 letter has been sent. Subsequently, Mr. Bob Ross, President of Bolin Forest Phase II Homeowner's Association came before the Board on August 27, 2002 to request that this matter be discussed as an Agenda Item. The Board directed staff to do so, and also directed staff to continue to try and arrange a meeting between the Homeowner's Associations to try and resolve the matter amongst the interested parties. Town staff met with representatives of The Cedars on Wednesday, October 9, 2002, representatives of Bolin Forest Phases I and II Homeowner's Associations on Thursday, October 10, 2002, then again with representatives of The Cedars on Monday, October 14, 2002.

On Monday, October 14, 2002, representatives of The Cedars voluntarily agreed to put the trail along Bolin Forest Drive in place. Afterwards, a number of property owners from The Cedars contacted staff to express that they did not feel adequate consultation had taken place before a decision was reached regarding the matter of whether a trail should be constructed. The Town Manager met with representatives of both the Bolin Forest Subdivision Homeowner's Association and The Cedars Subdivision Homeowner's Association on Tuesday, November 5, 2002 in an attempt to resolve the matter. A tentative agreement/resolution concerning the trail has been reached amongst the Bolin Forest Homeowner's Association representatives, the Cedars Homeowner's Association representatives, the developers of The Cedars subdivision, and Town staff. The Town Engineer has provided cost estimates for a possible sidewalk along Bolin Forest Drive from North Greensboro Street to Stable Drive.

A letter was sent to the relevant parties as to the status of discussions of the possible construction of a sidewalk. Specifically, staff requested that each party consider the possibility of sharing in the funding of construction of a sidewalk. The request was seen as necessary since the cost estimates far exceeded the costs originally discussed. Staff received a written response from the Bolin Forest Homeowner's Association and a verbal response from Kovens Construction Company and The Cedars Homeowner's Association (written responses to follow).

A status report regarding sidewalk/pathway negotiations was presented to the Board of Aldermen on June 17, 2003 at which point the Board adopted a resolution committing the Town to constructing a sidewalk along Bolin Forest Drive from North Greensboro to Stable Drive. In doing so, the Board also agreed to accept a voluntary, monetary contribution from the developer to put toward construction of the sidewalk. The Board also adopted a resolution seeking funding for the construction of the sidewalk from the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization (MPO). An application for funding has been filed with the MPO and a decision is expected from the organization before the end of September. Meanwhile, the Town Engineer has prepared construction drawings for the project.

The MPO has not yet decided whether to fund the sidewalk. Staff is currently awaiting a



response from the MPO regarding this matter.

***Update***

***No change.***

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***Development*** Cole's Crossing (Cole/Guthrie Property)

***Address*** 1430 Smith Level Road

***Developer*** n/a

***Application Date*** n/a

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.120..12

***Size*** 102.96 acres

***Project Status***

10 lots approved by plat, 0 homes under construction, 1 certificates of occupancy issued (existing house), 9 vacant lots.

***Description***

Ten new lots were created from this tract of land via the 'exempt subdivision' process. Each lot exceeds ten acres, and no street right-of-way dedication was involved; therefore, the subdivision was exempt from the town's regulations pursuant to state law. The project is presently in its initial stage of development. The road now has been cut through the property. This project is included due to its size (approximately 102 acres), even though it is exempt. No building permit applications have been submitted to date.

***Update***

***No change.***

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***Development*** Home Hollow

***Address*** Property Located off of Autumn and Rock Garden Drives

***Developer*** Layton Wheeler

***Application Date*** n/a

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.108..3

***Size*** 4.85 acres

***Project Status***

9 lots approved by SUP, 0 lots approved by plat, 0 homes under construction, 0 certificates of occupancy issued.

***Description***

This is a 9-lot subdivision (consisting of five single-family dwellings and four townhome units) 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. The Board of Adjustment issued a Special Use Permit for the project on March 20, 2002. Construction plans were submitted to

the Zoning Division on July 17, 2002. Revised construction plans were received on October 12, 2002, and again on December 13, 2002. All reviewing agencies are now satisfied with the condition of the construction plans. All necessary tree protection fencing is in place and a preconstruction meeting has been held. The permit recipient has indicated plans to begin construction within the next month. Clearing and installation of infrastructure has begun on-site.

Staff has received, distributed, and reviewed the final plat for the project. Comments have been returned to the applicant. A revised final plat has not been submitted to date. The revised final plat has been submitted and reviewed. All agencies are satisfied with the final plat, but it will not be released until a bond is submitted sufficient to cover all incomplete items.

The applicant has expressed an interest in modifying the approved plan in order to place single-family homes (4 total) where multi-family townhomes (4 total) had been approved along Autumn Drive. The Zoning Division has preliminarily determined that the change would be considered a minor modification. The modification would be processed along with the former request to remove the existing house from the property in order to place a new structure in its place.

***Update***

***October 24, 2003 Update: The Board of Adjustment reviewed and approved a Minor Modification to the SUP on October 22, 2003 allowing construction of single-family homes where townhomes were formerly approved and allowing the removal of the existing house.***

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***Development*** Karen Woods

***Address*** Western side of Old Highway 86 past Eubanks Road

***Developer*** Verner & Bernhard Joint Venture Limited Partnership

***Application Date*** n/a

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.20..16

***Size*** 89.001 acres

***Project Status***

10 lots approved by plat, 1 home under construction, 2 certificates of occupancy issued, 7 vacant lots.

***Description***

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 now has been cut through the property. This project is included due to its size (approximately 89 acres), even though it is exempt. A building and zoning permit has been issued for a third single-family home in the subdivision. Construction is ongoing.

***Update***

***No change.***

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**Development** Lake Hogan Farms Subdivision

**Address** Homestead Road @ Lake Hogan Farm Road

**Developer** Bolin Creek Investments, LLC

**Application Date** n/a

**Applicable Changes in LUO Since Application** n/a

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

**Size** 310 acres

**Project Status**

438 lots approved by CUP, 344 lots approved by plat, 34 homes under construction, 263 certificates of occupancy issued, 47 vacant lots.

**Description**

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. 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. Phase 4E and Phase 4F final plats have been submitted and distributed for review. All comments have been forwarded to the applicant. Revised final plats have been submitted and are under review. Comments will be forwarded to the applicant upon receipt.

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.

A revised final plat has been submitted for Phase 5C. The revisions include an accurate representation of the floodplain line in these respective phases. Comments have been returned to the applicant regarding the revised final 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. The Phase 6B final plat has been submitted and is under review. Comments have been forwarded to the applicant.

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. A revised final plat has been submitted for Phase 7. The revisions include an accurate representation of the floodplain line in these respective phases. Comments have been returned to the applicant regarding the revised final 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). Phase 10 construction plans were conditionally approved (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. Phase 10 – Hogan Hills Road Construction Plans (for the remaining portion of Phase 10) have been approved and a preconstruction meeting was held on November 20, 2002.

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 (OCEC) requested that the developer repair the silt fencing at some locations in the development. 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. At the Board's request, staff contacted Orange County Erosion Control to request an update on the status of silt protection fencing in the subdivision. OCEC indicated that the silt protection fencing is now in satisfactory condition and that they would continue to closely monitor the situation.

Construction Plans for Phase 8 & 9 (Townhome phases) were submitted on June 26, 2002. Revised Phase 8 & 9 construction plans were submitted on September 19, 2002, and comments were returned to the applicant on September 23, 2002. Revised construction plans for Phase 8 & 9 were submitted and found to be acceptable. A preconstruction meeting was held and construction is on-going. A final plat has been submitted and reviewed for Phase 8.

Construction plans for Phase 11 were submitted for review, and comments have been returned to the applicant. Revised Phase 11 construction plans have been reviewed and comments have been returned to the applicant. Revised plans for Phase 11 were submitted and a preconstruction meeting was held on December 19, 2002.

Public Works has been in close contact with the developer regarding remaining conditions for acceptance of streets in the earlier phases of the development. The Zoning Division has

discussed this matter with the developer. It has been determined that plan review can continue, but no further phases will be approved until such time as the developer makes substantial progress toward preparing the streets for acceptance in the earlier phases of the development. The developer is working diligently toward this requirement. Staff will update this report as necessary to reflect the status of this situation. Streets within Phases 1 and 2 now have been accepted by the Town.

The Zoning Division was notified of a problem related to erosion control within Lake Hogan Farms. Orange County Erosion Control (OCEC) was immediately contacted regarding the problem. OCEC has visited the site and requested appropriate measures to correct the problem. The Zoning Division will stay in contact with OCEC to monitor the status of requested mitigation measures.

Staff received a Minor Modification request for a reduction to the natural, vegetative, undisturbed buffer on Lot 151 of the subdivision. The item was presented to the Board of Aldermen on April 15, 2003, at which point the Board decided to delay action on the request for one week to allow time to visit the site and further consider the request. On April 22, 2003, the Board approved the minor modification request.

Staff has received a new Minor Modification request related to the removal of garden plots and a private trail on the property. A review letter has been completed and sent to the applicant in which staff has requested additional information before scheduling a presentation before the Board of Aldermen.

The Phase 8 final plat was approved and accepted by the Town in early October (a bond for all unfinished site work was received by the Town).

***Update***

***No change.***

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***Development*** McFall Subdivision

***Address*** Lavinia Lane (off Highway 54 West)

***Developer*** Sammy Martin

***Application Date*** n/a

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.114..28

***Size*** 17.51 acres

***Project Status***

3 lots approved by CUP, 3 lots approved by plat, 0 homes under construction, 1 certificate of occupancy issued.

***Description***

This is a three (3) lot subdivision in the watershed district. The Board of Aldermen approved the CUP on August 20, 2002 with conditions. A revised plat and homeowner's association documents were submitted and reviewed. After a few minor revisions, the final plat and homeowner's association documents were approved and recorded. No new building permits have been issued to date.

***Update***

**No change.**

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**Development** Mulberry Street Apartments

**Address** 103 Mulberry Street

**Developer** Hartley Construction

**Application Date** n/a

**Applicable Changes in LUO Since Application** n/a

**Tax Map #** 7.97.C.5

**Size** 1.885 acres

**Project Status**

12 units approved by SUP, 0 units under construction, 0 certificates of occupancy issued.

**Description**

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 Special Use Permit would expire on November 15, 2002 if the developer has not completed more than 10% of the project by that time. Because of this, the developer has submitted a request for an 'extension of the date on which the Special Use Permit would otherwise expire,' per Section 15-62 of the LUO. The request was taken before the permit-issuing authority, the Board of Adjustment in this case, at their August 21, 2002 meeting. The developer has indicated that he has nearly completed the construction plans for the project, and that he will submit them soon. The Board of Adjustment granted the permit extension request on August 21, 2002.

Construction plans were submitted on January 15, 2003, and comments have been forwarded to the applicant. Revised construction plans were submitted on February 19, 2003. Final construction plans were submitted to Sungate Design Group and the developer is scheduling a preconstruction meeting.

**Update**

**The preconstruction meeting was held in mid-October and construction on the site now has begun.**

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**Development** Pacifica Cohousing

**Address** 103 Hanna Street

**Developer** Carrboro Collaborative Development Association, Inc.

**Application Date** n/a

**Applicable Changes in LUO Since Application** n/a

**Tax Map #** 7.30..12

**Size** 8.24 acres

**Project Status**

27 lots approved (including 4 single family dwellings, 22 townhomes, and 20 condominium units – 46 total units) by CUP, 0 lots approved by plat, 0 units under construction, 0 certificates of occupancy issued, 27 vacant lots remain.

***Description***

This Conditional Use Permit project is comprised of 46 dwelling units (22 townhome units, 20 condominium units, and four single-family detached units), and will be located at the terminus of Hanna Street. The project was allowed this number of units per the provisions of Section 15-184.2 (Residential Density Bonus for Affordable Housing). Of the 46 total units, seven (7) will satisfy the Town's definition of affordable housing. The Board of Aldermen approved the project on June 24, 2003 with multiple conditions attached.

Construction plans for the project were submitted on August 25, 2003. Comments from all reviewing agencies have been forwarded to the applicant. Revised construction drawings have not yet been submitted.

A Minor Modification request has been received by the Zoning Division. The request deals with revisions to the stormwater plan as well as minor site changes. The Zoning Division is currently processing the application. Also, an appeal of the CUP issuance has been filed with the Orange County Superior Court System. The Town Attorney is currently reviewing the appeal.

***Update***

***No change.***

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***Development*** Ray Road Exempt Subdivision

***Address*** Ray Road

***Developer*** Lydia T. Ray & Joyce Ray Collins

***Application Date*** n/a

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.119..5

***Size*** 85 acres

***Project Status***

10 lots approved by plat, 0 homes under construction, 1 certificate of occupancy issued (existing house), 9 vacant lots.

***Description***

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

***Update***

***No change.***

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***Development*** Rose's Walk at University Lake

***Address*** Old Fayetteville Road

***Developer*** Jim Brandewie

***Application Date*** n/a

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.116..6

***Size*** 25.16 acres

***Project Status***

64 lots approved by CUP, 0 lots approved by plat, 0 homes under construction, 0 certificates of occupancy issued.

***Description***

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 Board of Aldermen 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 were submitted to the Zoning Division on July 3, 2002 and have been reviewed. Revised construction plans were received on October 7, 2002. Revised construction plans were received on December 16, 2002. Revised construction plans have been submitted and reviewed. All reviewing agencies are satisfied with the plans except for design details related to the proposed bridge. At this point, it has been determined that site disturbance may begin, but that disturbance may not take place in the area where the bridge would be located.

A preconstruction meeting has been held and site disturbance has begun. The applicant has submitted construction design drawings for the bridge that would cross Morgan Creek on the property, but the Town Engineer is not yet satisfied with the bridge plans. Therefore the plans have not yet been submitted to FEMA for a formal review. Because of this, the applicant is still not allowed to disturb the site in the immediate area of the bridge.

***Update***

***The applicant has attended two recent development review meeting to continue discussing issues related to construction of the bridge. Once the engineering details are resolved, the bridge design plans will be forwarded to FEMA for review. Also, staff has been working with the contractors on the site to design the naturalized playfield called for in a condition placed on the CUP. At this point, the area has been staked and the contractor is beginning to carefully remove trees in the area in a manner that will create a playfield without clearcutting trees.***

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***Development*** Tramore West

***Address*** Located at Western Terminus of Tramore Drive in Wexford Subdivision

***Developer*** PIKA Developer's, Inc.

***Application Date*** n/a

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.109..19A

***Size*** 4.9 acres

***Project Status***

6 lots approved by SUP, 0 lots approved by plat, 0 homes under construction, 0 certificates of occupancy issued, 6 vacant lots.



**Description**

This subdivision will consist of six (6) lots and will be located at the western terminus of Tramore Drive adjacent to Wexford subdivision. The project was taken before the Board of Adjustment on September 18, 2002. The Board of Adjustment chose to continue the public hearing until October 16, 2002. Because the Town Engineer still was not satisfied with the plans, and at the applicant's request, the October 16, 2002 Board of Adjustment meeting was postponed until November 20, 2002. At the November 21, 2002 meeting, the Board of Adjustment approved the Special Use Permit. Construction plans have not been submitted to date. Construction Plans were submitted on April 15, 2003. Comments have been returned to the applicant. Revised construction plans have not been submitted to date. Construction plans have been reviewed and were approved by the Zoning Division on June 5th, 2003. Awaiting construction plan approval from Sungate before final approval.

All agencies are now satisfied with the construction plans for the project. A preconstruction meeting was held on August 13, 2003 and construction is expected to begin at any time.

**Update**

**No change.**

---

**Development** Twin Magnolias Condominiums

**Address** 107 Jones Ferry Road

**Developer** Williams Construction Company

**Application Date** n/a

**Applicable Changes in LUO Since Application** n/a

**Tax Map #** 7.99.A.10

**Size** 3.55 acres

**Project Status**

23 units approved by CUP, 0 units under construction, 0 certificates of occupancy issued.

**Description**

This is a Conditional Use Permit project that will consist of twenty-three (23) total dwelling units [one existing single-family dwelling to remain, plus twenty-two (22) two-family dwellings in 11 buildings, two dwelling units per building]. The project will be located on property located between PTA Thrift Shop and Laurel Avenue. Two (2) of the units are 'affordable housing density bonus' units, which must meet the affordability criteria of Section 15-182.4 of the LUO. The project was presented to the Board of Aldermen on October 22, 2002, at which point the hearing was continued to November 12, 2002. At the November 12, 2002 Board of Aldermen meeting, the Board approved the Conditional Use Permit for the project. Construction plans were received on January 8, 2003. All comments have been returned to the applicant. Revised plans have been received and reviewed. All construction plan comments now have been addressed. A preconstruction meeting was held on April 2, 2003 and on-site construction has begun.

At the request of a member of the Board of Aldermen, the Police Department began monitoring the Jones Ferry Road right-of-way in the vicinity of the construction site. In doing so, the Police Department has not yet found any significant issues related to construction traffic in the area, as outlined in a memo from the Police Department to the Board of Aldermen. The Police Department will continue to monitor the situation, as will the Zoning

Division.

*Update*

*No change.*

## **Approved Mixed Use Projects**

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**Development** 605 West Main Street Mixed Use Building

**Address** 605 West Main Street

**Developer** The Boulevard Company

**Application Date** n/a

**Applicable Changes in LUO Since Application** n/a

**Tax Map #** 7.103.E.7

**Size** 22,661sf (lot size), 26,364sf (building size), 16,666sf (office space)

### **Project Status**

7 units approved by CUP, 0 units under construction, 0 certificates of occupancy issued.

### **Description**

A Special Use Permit (SUP) was granted by the Board of Adjustment on April 16, 2003 for a three-story (3) mixed use building, with parking on the ground floor. The building will consist of two floors of office space, with seven (7) residential units on the third floor. The property is currently vacant, is zoned B-1(g), and is located adjacent to the S.H. Basnight & Sons building at 601 West Main Street.

Construction plans were received on May 28th, 2003 and distributed to various reviewing agencies. All comments from the first submittal of construction plans have been returned and revised construction plans were submitted on July 18, 2003. All comments from the second review of the construction plans have been returned to the applicant. Revised construction plans have not been submitted to date.

At the request of the Board of Adjustment, the Zoning Division has contacted the Administration at Carrboro Elementary School and Carrboro Methodist Church to arrange a meeting to discuss the upcoming construction in the area. This meeting took place on August 25, 2003. Each person attending expressed appreciation for conducting the meeting and no one present seemed to have major concerns regarding the construction project.

The Zoning Division noted that the construction plans for the project included an elevation drawing that differed from the elevation drawing included in the plans approved by the Board of Adjustment. Because of this, the applicant has submitted a minor modification request as a way of ensuring that the permit-issuing authority finds as acceptable the final version of the façade for the building. The new elevation was presented to the Appearance Commission, then presented to the Board of Adjustment on September 17, 2003. Both the Appearance Commission and the Board of Adjustment voted in favor of the new façade for the building.

Also of note, the applicant is considering submitting an application for a minor modification related to the use types allowed in the building. In summary, the applicant may wish to widen the types of office uses allowed in the building beyond what was originally permitted. The applicant has not to date expressed an interest in expanding the uses to include retail.

### **Update**

**The applicant submitted a minor modification application requesting permission to allow three (3) different types of office uses in the building (original application was limited to one office type: office/research designed to attract little to no customer or client traffic).**

**The expansion of allowed uses increased the presumptive number of required parking spaces on the site. As a result, the applicant included with his application a request for a deviation from the presumptive parking standards. In short, the applicant requested that 52 parking spaces be found acceptable where 62 parking spaces otherwise were required. The Transportation Advisory Board, at its October 16, 2003 meeting, recommended approval of the change. Subsequently, on October 22, 2003, the Board of Adjustment approved the minor modification.**

---

**Development** Chan Mixed Use Development

**Address** 113 Merritt Mill Road

**Developer** Frances Chan

**Application Date** n/a

**Applicable Changes in LUO Since Application** n/a

**Tax Map #** 7.92.B.1

**Size** 0.28 acres (lot size), 2,200sf (office space)

**Project Status**

19 units approved by CUP, 0 units under construction, 0 certificates of occupancy issued.

**Description**

This is a conditional use permit project consisting of a mix of offices (2 spaces) and SRO residential units (19 units) on the former Mason Motel site. The Board of Aldermen approved the Conditional Use Permit on May 7, 2002.

Construction plans for the project were submitted on December 16, 2002. On Tuesday, December 17, 2002, the applicant appeared before the Board of Aldermen to request any assistance possible in reviewing and approving the construction plans and building plans for the project prior to the end of the year because a change to the North Carolina Building Code would require the project to be redesigned if a building permit was not issued before January 1, 2003. Staff indicated that it would not be possible for the construction plans to receive approval under this time frame. Board members deliberated the possibility of issuing a building permit prior to the approval of the construction plans, but ultimately directed staff to proceed according to normal review procedure. Construction plans are currently under review.

Plans for a Minor Modification to the CUP were received on March 18, 2003. The Zoning Division has found the minor modification plans acceptable, but some engineering issues must be resolved before the minor modification is presented to the Board of Aldermen. The Board of Aldermen approved the Minor Modification request on May 6, 2003. Staff is now awaiting the submittal of revised construction drawings.

Revised construction plans were received by Sungate Design Group in early September and have been distributed for review.

**Update**

**Comments for the revised construction plans have been returned to the applicant. Some outstanding comments must still be addressed before the plans can be approved. Revised construction plans have not been submitted to date.**

---

**Development** Club Nova

**Address** 103 West Main Street

**Developer** OPC Foundation

**Application Date** n/a

**Applicable Changes in LUO Since Application** n/a

**Tax Map #** 7.99.B.7

**Size** 0.69 acres

***Project Status***

24 units approved by CUP, 0 units under construction, 0 certificates of occupancy issued.

***Description***

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 will be removed and replaced by the proposed SRO units. 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.

The permit recipient contacted Town staff on Tuesday, February 4, 2003 regarding changes that are necessary to the site design. It was also disclosed that a building permit needs to be issued prior to April 1, 2003 in order to comply with the requirements of one or more funding sources for the project. Staff indicated that a Minor Modification likely would be necessary in order to approve the changes to the site's design. Staff also requested that the construction plans be submitted as soon as possible in order to foster the possibility that a building permit could be issued prior to April 1, 2003. Staff indicated that it will be very difficult to accomplish the goal of issuing a building permit by April 1, 2003, if reviewing agencies have any significant comments related to the construction plans. Staff will attempt to coordinate review of the Minor Modification and present the changes to the Board of Aldermen with the aforementioned timeline in mind.

The permit recipient approached the Board of Aldermen at the February 11, 2003 meeting to ask for any possible assistance in accomplishing the aforementioned goal. After some discussion, Mayor Mike Nelson indicated that he would write a letter to reviewing agencies concerning the matter once construction plans had been submitted. Construction plans and Minor Modification plans were submitted on Monday, March 3, 2003. Comments from the first review have been returned to the applicant. Revised construction plans and minor modification plans have been distributed and are under review. Staff presented and the Board approved the Minor Modification request on April 8, 2003. Review of the construction plans for the project is not yet complete, although the Zoning Division was satisfied with the construction plans as of June 5th, 2003.

A request by applicant to waive fees was received by Zoning Division was approved by the Board of Aldermen at their June 17th meeting. Subsequently, and at the request of the Board of Aldermen, staff sent letters of support for additional fee waivers to Orange County (for School Impact Fees) and OWASA (for water and sewer service fees). OWASA has since submitted documentation to the Town of Carrboro explaining why they are not allowed to entertain such requests. In short, OWASA is statutorily bound to require that fees be paid, even in situations such as this.

A few engineering comments still must be addressed before Sungate Design Group is

prepared to approve the construction plans.

**Update**

**No change.**

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**Development** Golden House for Women in Recovery

**Address** 212 Laurel Avenue

**Developer** Billy and JoAnn Reeves

**Application Date** 4/15/03

**Applicable Changes in LUO Since Application** n/a

**Tax Map #** 7.101.B.11

**Size** 2,739 sf (new use of existing single-family home)

**Project Status**

Special use Permit Granted on September 17, 2003.

**Description**

This proposed SUP project involves a new use within an existing single-family home. The property owners have submitted plans seeking permission to utilize a portion of their home as a halfway house for 8 or 9 adult women. The plans have been distributed for review and comments are being returned to the applicant upon receipt. Comments from the first review were sent to the applicant on May 27th. Revised plans have been submitted and found acceptable to move forward to the public hearing for the project. The project was presented to the Joint Review Boards on August 21, 2003, and, subsequently, to the Board of Adjustment on September 17, 2003.

The Board of Adjustment issued the Special Use Permit on September 17, 2003 with conditions.

**Update**

**On October 9, 2003, the applicant held a 'neighborhood information meeting' (condition attached to the SUP by the Board of Adjustment. With that meeting completed, the applicant may begin using the house for the use permitted by the SUP.**

---

**Development** Winmore VMU

**Address** 1318 Homestead Road

**Developer** Phil Szostak

**Application Date** n/a

**Applicable Changes in LUO Since Application** n/a

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

**Size** 66.74 acres (18,418sf, commercial space)

**Project Status**

186 lots approved by CUP [including 98 single family lots, 98 possible accessory detached dwellings, 66 townhome lots, 2 apartment lots, and 20 commercial lots, for a total of 232 total residential units, plus up to 98 ADDs, and 20 commercial lots], 0 lots approved by plat, 0 units

under construction, 0 certificates of occupancy issued, 186 vacant lots remain.

**Description**

The Board of Aldermen rezoned the subject properties and approved a Conditional Use Permit (with multiple conditions) for a 'village mixed use' project on June 10, 2003. The project will be located at 1400 Homestead Road. As approved, the project includes 98 Single-Family Lots, 66 Multi-Family Townhome Lots, 68 Multi-Family Apartments, and 20 Commercial Lots (48 units will meet the Town's affordable housing criteria). An appeal of the rezoning and CUP issuance has been filed with the Orange County Superior Court System. The Town Attorney is currently reviewing the appeal.

Construction plans have not yet been submitted.

**Update**

**No change.**

**Approved Commercial Projects**

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**Development** Carr Mill Mall/Weaver Street Market Expansion

**Address** 200 North Greensboro Street

**Developer** Ruffin Slater (contact Person)

**Application Date** n/a

**Applicable Changes in LUO Since Application** n/a

**Tax Map #** 7.93.A.14

**Size** 1,288sf addition

**Project Status**

Construction is ongoing.

**Description**

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.

**Update**

**No change.**

---

**Development** Carrboro Methodist Church Paving Project

**Address** 200 Hillsborough Road

**Developer** Carrboro Methodist Church

**Application Date** n/a

**Applicable Changes in LUO Since Application** n/a

**Tax Map #** 7.103.C.1

**Size** n/a

**Project Status**

Construction is ongoing.

**Description**

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.

The Town Engineer submitted a final checklist of items for the project more than two months ago, but the applicant never responded. Because of this, staff contacted the applicant about finalizing matters related to the project. The applicant has not yet responded.

**Update**

**No change.**

---

**Development** Chapel Hill Park and Ride Facility

**Address** Old Fayetteville Road Extension

**Developer** Chapel Hill Transit

**Application Date** n/a

**Applicable Changes in LUO Since Application** n/a

**Tax Map #** 7.116..10

**Size** 437 parking spaces

**Project Status**

Construction complete, except for submittal of additional information related to stormwater facilities.

**Description**

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 were received on March 13, 2002. Comments have been forwarded to the applicant. Revised plans have been submitted and have been approved. The preconstruction meeting was held and construction is ongoing. The applicant has nearly completed construction of the project. A 'letter of agreement' (in lieu of a bond) has been submitted to the Town regarding the installation of landscaping for the project, which will be completed when weather conditions are acceptable. An additional letter now has been received from the Town of Chapel Hill regarding stormwater facilities and any other items as yet unfinished. Essentially, the letter puts forth that the Town of Chapel Hill will complete any unfinished items. The lot opened on October 21, 2002. Landscaping installation is now complete, but the Town Engineer is not yet



satisfied with the information submitted related to stormwater facilities.

In early September, staff contacted the Town of Chapel Hill regarding the status of unfinished items. In response, Town of Chapel Hill staff said that they would address unfinished items in a timely manner; however, no additional information related to the unfinished items has been submitted to date.

***Update***

***No change.***

---

***Development*** Love Overboard Kennels

***Address*** 710 West Rosemary Street

***Developer*** Julie Mann

***Application Date*** n/a

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.93.H.27

***Size*** 1,200sf addition

***Project Status***

Construction is on-going.

***Description***

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.

Most of the site work is complete. Staff is working with the applicant on the placement of a bicycle rack on the property because NCDOT has obtained an easement in the general area where the bike rack was supposed to be located (for placement of a pedestrian/traffic light pole).

***Update***

***The bicycle rack has been placed near the building. Staff is working with the property owner toward completion of a few remaining outstanding items related to the permit.***

---

***Development*** Morningstar Mini-Storage

***Address*** Jones Ferry Road @ N.C. Highway 54

***Developer*** Development Engineering, Inc.

***Application Date*** n/a

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.114..15A

***Size*** 137,050sf

### ***Project Status***

Certificates of Occupancy have been issued for Phases 1, 2, and 3. Construction plans for Phases 4, 5, and 6 have not been submitted.

### ***Description***

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. Staff has forwarded all review comments to the applicant related to the first submittal of construction plans. The plans have been approved and an on-site, pre-construction meeting was held on 5/8/01. Work is on-going. 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 Zoning Division received a telephone call from the applicant regarding the submittal of construction plans for the three-story building on the site. As a preliminary response, staff informed the applicant that the request may need to go back in front of the Board of Aldermen, since the phasing schedule did not state that construction would begin in late 2003). Staff is currently investigating the situation and will provide additional information in this report once conclusions are drawn.

### ***Update***

***Staff is currently awaiting a letter from the applicant, which is expected to indicate their desired new construction schedule for the three-story building. Once the letter is received, staff will further analyze the process for allowing the project to move forward.***

---

***Development*** Old Farmer's Market Office Building

***Address*** 201 Maple Street

***Developer*** Carr Mill Mall Limited Partnership

***Application Date*** n/a

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.99.O.19A & 7.99.O.19B

***Size*** 18,755sf

### ***Project Status***

Construction plans have not been submitted to date.

### ***Description***

This project consists of a 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 project was reviewed as a major modification to the existing CUP for Carr Mill Mall. The Board of Aldermen held a public hearing for the project on October 22, 2002, at which point the hearing was continued to the November 12, 2002 meeting. On November 12, 2002, the Board of Aldermen approved the Conditional Use Permit.

***Update***

***No change.***

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***Development*** OWASA Water Treatment Plant Operations Center

***Address*** 406 Jones Ferry Road

***Developer*** OWASA

***Application Date*** n/a

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.98.1.1

***Size*** n/a

***Project Status***

Construction is ongoing.

***Description***

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 been submitted, reviewed, and approved. A preconstruction meeting was held on September 3, 2002.

Construction on the site is ongoing. Minor changes (insignificant) to the plans have been necessary due to NC Fire Code. The applicant is coordinating these changes with the Zoning Division, Fire Department, and Town Engineer.

***Update***

***No change.***

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***Development*** Rock Haven Center

***Address*** Smith Level Road @ Rock Haven Road

***Developer*** Jim Hodgins

***Application Date*** n/a

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.122.A.5F

***Size*** 10,500sf (building #1, only)

***Project Status***

Construction is ongoing.

**Description**

Infrastructure and related work on the commercial subdivision is complete. The final plat has been approved and bond money has been returned. In short, the subdivision of land into commercial lots is complete. Additionally, a certificate of occupancy (CO) has been issued for the building on Lot 1.

Zoning Permit plans now have been submitted and distributed for review for two additional buildings on the site (Lots 4 and 5). Comments have been returned to the applicant for both buildings. Revised plans have not been submitted to date for either building.

**Update**

**No change.**

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**Development** Sheryl-Mar #2 Building

**Address** South Greensboro Street (Vacant Lot in front of Village Self-Storage)

**Developer** Jim and Nancy Hodgin

**Application Date** n/a

**Applicable Changes in LUO Since Application** n/a

**Tax Map #** 7.100.C.33

**Size** 27,104sf

**Project Status**

A performance bond will be held until all landscaping associated with the project is installed. Since all other aspects of the project are complete, this item will be removed from future reports.

**Description**

This zoning permit project consists of constructing a two-story office building (27,104 square feet) on the vacant lot in front of Village Self-Storage. This project is staff-level approval. All normal reviewing agencies reviewed this plan. The applicant has satisfied all outstanding comments and the project was approved on May 20, 2002. A preconstruction meeting was held on May 21, 2002. Construction is ongoing.

At the Board's request, staff (both the Zoning Division and Environmental Planner) contacted Orange County Erosion Control about possible problems with runoff related to the site. OCEC inspected the site and has requested that the developer place a culvert across the construction entrance to catch any runoff that would otherwise leave the site. Staff will monitor the situation closely to ensure that the culvert functions properly and adequately.

Construction is nearly complete. The applicant has submitted a bond to cover the costs of landscaping for the project, which will be installed at an appropriate time related to weather conditions. The bond also covers remaining work to be done on drainage facilities on the site. The final inspection for the project has taken place and the applicant is currently addressing comments from the Town Engineer. Once comments are addressed, a 'certificate of occupancy' will be issued for the building.

A 'certificate of occupancy' (CO) has been issued for the building, but it should be noted that the Zoning Division will continue to hold a performance bond until all aspects of the project are

complete.

The Town Engineer has noted minor problems related to the drainage facilities on the site. These issues must be resolved before the bond may be released. The applicant is currently addressing the engineer's concerns.

***Update***

***No change.***

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***Development*** Smith Middle School Athletic Fields

***Address*** Homestead Road near High School Road

***Developer*** Chapel Hill/Carrboro Schools

***Application Date*** n/a

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.109..11A

***Size*** n/a

***Project Status***

Construction complete. Lighting plan not yet submitted.

***Description***

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 Construction Plans were submitted on June 25, 2001. The revised plans were resubmitted on July 26, 2001. The construction plans have been approved and an on-site pre-construction meeting was held on September 26, 2001. Construction is ongoing.

Town staff met with representatives of Orange County on September 20, 2002 to discuss the timeline and requirements related to adding lights to the playfields. At the meeting, it was determined that the application for the addition of lights should be a joint-application between all three (3) involved parties (i.e.- Orange County, Town of Carrboro, and Chapel Hill—Carrboro City Schools). Final details regarding how this application will be handled are being worked out.

***Update***

***Staff is contacting the school system about unresolved issues relating to the performance of the bioretention devices on the site. Further information related to this matter will be provided in this report once available.***

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***Development*** Wilkinson Supply Company

***Address*** 103 Barnes Street

***Developer*** Andy Wilkinson

***Application Date*** n/a

***Applicable Changes in LUO Since Application*** n/a

***Tax Map #*** 7.101.B.21

**Size** 2,500sf (addition)

***Project Status***

Zoning Permit Issued on 7/16/03. Construction has not begun.

***Description***

This addition is proposed on the northeast side of the existing building (rear of site) and requires a Zoning Permit per the LUO. The addition amounts to a one-story building that would be used for storage of products associated with the existing business. Staff requested that the applicant hold a Neighborhood Information Meeting, or that the applicant at least formally contact the property owners and tenants within 150-feet of the property to disclose the details of the building plan. In doing so, the applicant must allow the neighbors the opportunity to contact Town Staff if they take issue with the plans for this site. If staff is contacted by one or more neighbors, a decision must be made regarding whether to require a Special Use Permit for the project instead of a Zoning Permit, per Section 15-148 of the LUO. To date, no neighbors have contacted the Zoning Division regarding the permit request, and the application is proceeding at the zoning permit level.

Revised plans were distributed on April 21, 2003. The Appearance Commission reviewed the project with limited comments. The Zoning Permit was issued and a preconstruction meeting was held on July 16, 2003. Construction has not yet begun.

***Update***

***No change.***

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## ***Affordable Housing and Size-Limited Dwellings***

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<i>Project</i>	<i>Approved</i>	<i>Units</i>
<b><i>Affordable Housing Density Bonus</i></b>		
Pacifica Cohousing	Approved by CUP 6/24/03	7
Winmore VMU	Approved by CUP 6/10/03	48
Twin Magnolias Condominiums	Approved by CUP 11/12/0	2
110-B Dillard Street (Existing Single-Family Dwelling To Be Converted to Duplex)	Approved by ZP 6/5/02	1
Mulberry Street Condominiums	Approved by SUP 11/15/0	1
<i>Total Units for Affordable Housing Density Bonus (5 projects)</i>		59
<b><i>Size-Limited Dwelling Units (Required by LUO)</i></b>		
Pacifica Cohousing	Approved by CUP 6/24/03	12
Winmore VMU	Approved by CUP 6/10/03	86
Rose's Walk at University Lake Townhomes	Approved by CUP 12/11/0	15
<i>Total Units for Size-Limited Dwelling Units (Required by LUO) (3 projects)</i>		113

## *New Commercial Areas*

<i>Year</i>	<i>Project</i>	<i>Approved</i>	<i>Area (Sq Ft)</i>
<i>1995-1999</i>			
	SECU Bldg. (100 Hwy. 54 W)	SUP approval in 1998	4800
	Tae Kwon Do Studio (Brewer Ln.)	CO in August 1997	5600
	Vocational Rehab Bldg. (Smith Level Rd.)	CO in Sept. 1996	4500
	Carramore Bldg. (Smith Level Rd.)	CO in Jan. 1995	10500
	Ontjes Bldg. (205 Lloyd St.)	CO in May 1999	10640
	Meineke Muffler Redev. (E. Main St.)	Approved in 1996	4750
	Bleeker Street Studio (E. Main St.)	Approved in 1996	5335
	Cliff's Wholesale Dist. Center (Jones Ferry)	Approved in 1999	2880
	Butterfly Ridge Architects (400 W Weaver)	Approved in 1999	1200
	Univ. Research Glass (Merritt Mill Rd.)	CO in Feb. 1995	9200
<i>Total for 1995-1999 (10 projects)</i>			<i>59405</i>
<i>2000</i>			
	Morningstar Mini-Storage	Approved by permit 11/14/	137050
	304 West Weaver St.	Approved for const. 5/30/0	3953
	Love Overboard Expansion	Approved for const. 9/15/0	1200
	Arby's	Approved for const. 5/11/0	3000
	The Pantry	Approved for const. 4/11/0	2500
	El Mercado Central	Approved for const. 1/14/0	1800
	Village Self-Storage	Approved for const. 1/10/0	15000
	Willow Creek Offices	Approved by permit 11/28/	40000
	Council Daycare	Approved by permit 12/6/0	2000
<i>Total for 2000 (9 projects)</i>			<i>206503</i>
<i>2001</i>			
	The Clay Centre (Lloyd St.)	Approved by SUP 9/19/01	2315
	TEACCH Bldg. (Renee Lynne Ct.)	Approved by ZP 1/1/2/01	16613
<i>Total for 2001 (2 projects)</i>			<i>18928</i>
<i>2002</i>			
	ABC Store at Carboro Plaza	Approved by CUP 3/26/02	2000
	Old Farmer's Market Office Building	Approved by CUP 11/12/0	18755



<i><b>Year</b></i>	<i><b>Project</b></i>	<i><b>Approved</b></i>	<i><b>Area (Sq Ft)</b></i>
	Sheryl-Mar II Office Building	Approved by ZP 5/20/02	27104
	Chan Mixed-Use Building	Approved by CUP 5/07/02	2200
	<i><b>Total for 2002 (4 projects)</b></i>		<b>50059</b>
<b>2003</b>			
	Winmore VMU	Approved by CUP 6/10/03	18418
	605 West Main Street	Approved by SUP 4/16/03	16666
	Wilkinson Supply Company (building addition)	Approved by ZP 7/16/03	2500
	<i><b>Total for 2003 (3 projects)</b></i>		<b>37584</b>
	<i><b>Total Square Feet</b></i>		<b>372479</b>