




TOWN OF CARRBORO
NORTH CAROLINA
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MEMORANDUM

TO: David Andrews, Town Manager, and
Mayor Lydia Lavelle and the Town Council

CC: Patricia McGuire, *AICP*, Planning Director

FROM: Martin Roupe, Development Review Administrator 

DATE: April 16, 2020

SUBJECT: Active Projects Report for April 2020

Please find attached the 'Active Projects Report' for the period of March 16, 2019 to April 15, 2020. Also included, as usual, are both the 'Affordable Housing and Size-Limited Dwellings Report' and the 'New Commercial Areas Report.' The items remain labeled as follows:

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

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

Current Development Projects

Proposed Commercial Projects

CVS

Update

The new owners have indicated that they anticipate submitting a new CUP application soon.

Address 201 N Greensboro St

Developer Redlands Inc.

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

Tax Map # 9778863699, 9778863587, 9778862555, 9778862648

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

Permit Expires

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

Project Status

Land Use Permit Not Yet Granted.

Description

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

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

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

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

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

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

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

The project proceeded to the public meetings stage. Upon reaching the Board of Aldermen for a

public hearing, the Board indicated a desire to not rezone the property. Upon hearing this, the applicant pulled the application. The applicant is currently considering options for a resubmittal.

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

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

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

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

The building has been removed from the site.

The new owners of portions of what was referred to as the CVS site presented a concept plan at the Joint Review Advisory Boards Meeting on May 2, 2019. The plan includes a three story building at the corner of North Greensboro St and West Weaver St.

Approved Residential Projects

610 Homestead

Update

No change.

Address 610 Homestead Rd

Developer The Berryhill Group

Project Type SUP *% of Affordable Units* 15

Tax Map # 9779182544

Application Date 3/24/2016 *Approval Date* 9/20/2017

Permit Expires Permit expires if construction activity ceases for one year

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

Project Status

12 units approved by CUP, 12 lots approved by plat, 3 homes under construction, 3 certificates of occupancy issued, 6 vacant lots.

Description

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

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

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

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

Construction plans were submitted and review was completed relatively quickly.

Construction of infrastructure is well underway.

716 Homestead Rd

Update

No change.

Address 716 Homestead Rd

Developer Homescape

Project Type SUP *% of Affordable Units* 15

Tax Map # 9779188760

Application Date 5/16/2017 *Approval Date* 9/20/2017

Permit Expires Permit expires if construction activity ceases for one year

Lot Size (acres) 6.21 *Building Size (square feet)* n/a

Project Status

Special Use Permit approved. Construction now underway.

Description

This project involves recordation of a plat creating five lots at the terminus of a new road currently under construction off Lake Hogan Farm Road. The road under construction will serve the separate project identified in the report at 610 Homestead Road. The review process was relatively simple considering it only involves recording a plat to create the lots. The project proceeded to public meetings and was approved after a Board of Adjustment public hearing on 9/20/17. A payment in lieu providing the equivalent of 15% affordable housing is included as a permit requirement.

Construction is now underway.

Ballentine

Update

No change.

Address North of Harmony Farms E of Old NC 86

Developer M/I Schottenstein Homes, Inc.

Project Type CUP *% of Affordable Units* 18

Tax Map # 7.23.C.31

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

Permit Expires Permit expires if construction activity ceases for one year

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

Project Status

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

Description

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

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

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

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

the first two phases has been held.

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

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

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

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

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

CASA Merritt Mill Affordable Housing

Update

Town Council approved a resolution extending the date on which the CUP would otherwise expire, with the new expiration date now being February 25, 2022.

Address 802 and 806 Merritt Mill Rd

Developer CASA

Project Type CUP ***% of Affordable Units*** 100

Tax Map # 9778930153, 9778931183

Application Date 9/13/2017 ***Approval Date*** 3/27/2018

Permit Expires Permit expires if construction activity ceases for one year

Lot Size (acres) 2 ***Building Size (square feet)*** n/a

Project Status

Conditional Use Rezoning and CUP Not Approved. Construction Plans Not Yet Submitted.

Description

CASA has submitted a Conditional Use Rezoning request along with a set of CUP plans seeking approval of a project that would provide 48 affordable units near Lincoln Center on the north side of Merritt Mill Road. Of note the subject properties are split by the Carrboro / Chapel Hill municipal boundary line. As a result, 24 of the units will be located in Carrboro and 24 will be located in Chapel Hill. Town staffs are coordinating the reviews in both towns with intentions of bringing the project to public meetings as close together as possible in each respective jurisdiction. Both towns must approve the project for it to be realized.

The first review of plans has been completed and comments have been returned to the applicant.

Revised plans have been submitted and are now under review.

Further revised plans have been submitted and are largely in compliance with the LUO.

This project and its associated rezoning request went to the Joint Advisory Boards Meeting on

Thursday, March 1. Meanwhile the Board of Aldermen set public hearings for the project for March 27, 2018.

Each portion of the project has been approved by Carrboro and Chapel Hill, respectively. CASA is now pursuing final approval of the tax credits necessary to move to construction.

Claremont South

Update

Town Council approved a resolution extending the date on which the CUP would otherwise expire for the B-3 business portion of the PUD. The new expiration date is February 11, 2022.

Address 1001 Homestead Road

Developer Parker Louis, LLC

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

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

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

Permit Expires Permit expires if construction activity ceases for one year

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

Project Status

96 units approved by CUP, 92 lots approved by plat, 16 homes under construction, 57 certificates of occupancy issued, 20 vacant lots.

Description

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

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

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

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

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

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

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

Plan review was mostly completed relatively quickly and staff worked with the applicant to try to

schedule the project for public meetings. Just before the Joint Advisory Board meeting, the applicant requested that the application be removed from the agenda for now.

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

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

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

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

CUP plans for the B-3 business parcel within the PUD have been submitted and are under review. Comments are being returned to the applicant upon receipt.

Comments have been returned to the applicant from the review of the B-3 portion plans. Revised plans have recently been submitted and comments are being returned to the applicant. Review of the plans is progressing fairly quickly.

Project review continues and is getting near completion. The project may proceed to public meetings relatively soon, in 2018.

The commercial portion of this project went to public hearing and was approved by the Board of Aldermen on February 27, 2017. Construction plans have not yet been submitted.

Construction plans for the commercial portion have been submitted and are under review now. Comments are being returned to the applicant upon receipt.

Inara Court

Update

No change.

Address 102-104 Fidelity St

Developer Fire Swamp II

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

Tax Map # 977866397, 9778673076

Application Date 2/5/2016 **Approval Date** 2/15/2017

Permit Expires Permit expires if construction activity ceases for one year

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

Project Status

6 units approved by CUP, 6 lots approved by plat, 3 homes under construction, 0 certificates of occupancy issued, 3 vacant lots.

Description

Plans viewable here: <http://www.townofcarrboro.org/DocumentCenter/View/3031>

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

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

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

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

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

The Board of Adjustment approved the Special Use Permit, with conditions, at its February 15 meeting.

Construction plans are under review now.

Construction plans were recently approved and a preconstruction meeting has been held. Construction should begin soon.

Construction has begun on site.

Construction of homes has now begun.

Kentfield

Update

Construction plan review is complete. A preconstruction meeting will be held prior to beginning to install the infrastructure. A date for the meeting is on hold pending further developments associated with the virus.

Address 905 and 921 Homestead Rd

Developer Parker Louis LLC

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

Tax Map # 9779276322, 9779278209

Application Date 11/15/2018 *Approval Date* n/a

Permit Expires

Lot Size (acres) 4.78 *Building Size (square feet)* n/a

Project Status

Conditional Rezoning Approved. Conditional Use Permit Not Yet Granted.

Description

This is a proposed Conditional Use Permit project for 20 lots, directly west of Claremont South subdivision off Homestead Road. The project previously received a Conditional Rezoning approval from the Board of Aldermen to change the zoning density from R-15 to R-10. Effectively, the rezoning allows for 20 total lots on the site.

The first review is complete and comments have been returned to the applicant.

Comments from the second review have been returned to the applicant.

The third review of plans is underway at this time.

Plan review is complete and the project is going to be presented at the Joint Advisory Boards Meeting on Thursday, September 5. A public hearing with the Board of Aldermen will follow on September 17.

The CUP was approved and construction plan review is underway at this time.

Lloyd Square AIS

Update

No change.

Address 201 Quail Roost Drive

Developer Layton Wheeler and Mary Aquero Wheeler

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

Tax Map # 7.107B.H.1

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

Permit Expires Permit expires if construction activity ceases for one year

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

Project Status

15 units approved by CUP, 15 lots approved by plat, 1 home under construction, 14 certificates of occupancy issued, 0 vacant lots.

Description

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

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

Construction of additional homes is now underway.

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

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

Sanderway AIS

Update

Construction plan review is continuing. Staff is working with neighbors during the review process to share information and address concerns.

Address 1236 Hillsborough Rd

Developer GH-2, LLC

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

Tax Map # 9779142354

Application Date 3/21/2017 **Approval Date** 2/26/2019

Permit Expires Permit expires if construction activity ceases for one year

Lot Size (acres) 8.5 **Building Size (square feet)** n/a

Project Status

Conditional Use Permit Granted. Construction plans now under review.

Description

This Conditional Use Permit project proposes eighteen single family homes on approximately 8 1/2 acres of land near McDougle School. A payment in lieu of providing affordable housing is proposed with regard to a contribution to affordable housing.

The first set of plans has been reviewed and comments provided to the applicant.

The second set of plans has been reviewed and comments provided to the applicant.

The third set of plans has been reviewed and comments provided to the applicant.

Plans are still under review but very close to demonstrating compliance with the LUO. The project will be presented to the Joint Advisory Boards meeting on June 7, 2018 and a public hearing date of June 26, 2018 has been identified.

The public hearing was opened on June 26, 2018 and continued to September 25, 2018.

The public hearing continued in September and a new date of November 13 was identified for further review and consideration of the CUP.

The public hearing is now set to be continued on February 26, 2019.

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

Construction plan review is now underway.

Veridia

Update

Town Council approved a resolution extending the date on which the CUP would otherwise expire, with the new expiration date now being April 26, 2022.

Address 810 Old Fayetteville Rd

Developer Sustainable Properties

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

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

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

Permit Expires 4/26/2015

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

Project Status

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

Description

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

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

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

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

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

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

The Board recently granted a CUP extension. The new permit expiration date is April 26, 2020.

Approved Mixed Use Projects

Chan Live-Work Units

Update

No change.

Address 603 Jones Ferry Rd

Developer Francis Chan

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

Tax Map # 9778346032

Application Date 8/2/2017 **Approval Date** 6/26/2018

Permit Expires Permit expires if construction activity ceases for one year

Lot Size (acres) 1.1 **Building Size (square feet)** 9600

Project Status

Conditional Use Permit Granted on June 26, 2018. Construction plans not yet submitted.

Description

Mr. Frances Chan has submitted Conditional Use Permit plans seeking approval to build a live work building at 603 Jones Ferry Road. The project will consist of one building containing four office spaces on the ground floor along with four residential dwellings on the second floor. The Board of Adjustment granted a Variance allowing for some incursion into a stream buffer on the site in order to accommodate stormwater treatment, which allowed the CUP application to subsequently move forward. Plans have been reviewed once and comments have been returned to the applicant. Revised plans have not yet been submitted.

Revised plans have been submitted and are largely in compliance with the LUO.

The project is moving to the public meetings stage and will be presented to the Joint Advisory Boards Meeting on June 7, 2018, with an identified public hearing date of June 26, 2018.

The CUP was approved on June 26, 2018. Construction plans have not yet been submitted.

Club Nova Expansion

Update

Minor corrections to the plans are underway at this time. The project may be ready to move forward to public meetings this Spring if possible, otherwise it is anticipated that it will move forward in early Fall.

Address 103 W Main Street

Developer Club Nova Community Inc.

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

Tax Map # 9778862027

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

Permit Expires 6/24/2016

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

Project Status

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

Description

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

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

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

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

Review of a revised CUP application is well underway.

The applicant has chosen to not seek an extension of the formerly approved CUP Major Modification in favor of a new / revised CUP Major Modification application, which likely will move to the public meetings stage relatively soon.

The applicant has submitted a revised plan for the site. Review is underway now with response comments being shared with the applicant upon receipt.

Review of the revised plans is essentially complete. The project will move to to the public meetings stage soon, with a presentation at the Joint Advisory Boards meeting, followed by a request to have the Council set a public hearing.

Lloyd Farm Property

Update

No change.

Address 700 and 706 Old Fayetteville Rd

Developer Carrboro Retail LLC

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

Tax Map # 9778196618, 9779107351, 9778097922, 9779200449

Application Date 6/19/2013 **Approval Date** 10/23/2018

Permit Expires Permit expires if construction activity ceases for one year

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

Project Status

Conditional Rezoning Petition Approved on October 23, 2018. CUP plans now under review.

Description

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Board of Aldermen recently discussed the project during a Work Session. The developer is currently considering options for moving forward.

Staff met with the applicant recently to discuss possible revisions to the plan to be incorporated into a revised rezoning application. A revised application has not yet been submitted.

A revised application has been submitted and is under review. The applicant also recently held a Neighborhood Information Meeting to explain to citizens what changes have been made to the plan. The project will go back to Joint Review on June 7, 2018.

The revised project will proceed back to the Joint Advisory Boards Review Meeting on September 6, 2018, ahead of a public hearing in front of the Board of Aldermen.

The Board of Aldermen approved the conditional rezoning and associated text amendments for the project on October 23, 2018. CUP plans not yet submitted.

Staff and the applicant have been meeting to discuss the CUP submittal. The project is going back before the advisory boards for a concept plan review of the CUP on 2/7/19.

The CUP application has been received and distributed for review. Comments are being returned to the applicant upon receipt.

Revised CUP plans have been submitted and are under review at this time. Comments are being returned to the applicant upon receipt.

The CUP was approved and construction plan review is now underway for the first phase.

Shelton Station

Update

No change.

Address 410 N Greensboro St

Developer Belmont Sayre LLC

Project Type CUP *% of Affordable Units* 20

Tax Map # 9778877556

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

Permit Expires 4/2/2015

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

Project Status

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

Description

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

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

Construction of the project has now begun.

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

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

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

A Certificate of Occupancy has been granted for the commercial building.

A preconstruction meeting was recently held for the residential building portion of the project. Construction should begin soon.

Construction of the residential building has begun.

Staff is currently meeting with the applicant to discuss and finalize details related to the affordable housing component of the project.

Discussions between staff and the developers are ongoing regarding the affordable housing component of the project.

A Certificate of Occupancy has now been issued for the residential portion of the project.

Winmore VMU

Update

Review of the civic lot site is ongoing with staff currently awaiting additional information from the applicant. Scheduling of the item before Council has been delayed as a result, and will be rescheduled at an appropriate time.

Address 1318 Homestead Road

Developer Kovens Construction

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

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

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

Permit Expires Permit expires if construction activity ceases for one year

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

Project Status

186 lots approved by CUP (104 SF, 59 TH, 3 Apt, and 20 commercial lots plus 98 accessory dwellings. 242 residential units, up to 98 accessories, 20 commercial lots) 186 lots approved by plat, 35 units under construction, 158 COs, 13 vacant lots.

Description

The Board of Aldermen rezoned the subject properties and approved a Conditional Use Permit (with multiple conditions) for a 'village mixed use' project on June 10, 2003. The project will be located at 1400 Homestead Road. As approved, the project includes 104 Single-Family Lots, 59 Multi-Family Townhome Lots, 68 Multi-Family Apartments, and 20 Commercial Lots (a minimum of 58 units will meet the Town's affordable housing criteria).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The developer has worked with staff on a plan to build townhome units within the remaining commercial area at the center of the site. They are currently trying to identify a builder for the townhomes.

Construction of townhomes at the center of the site has begun.

The Winmore developer submitted a text amendment application seeking flexibility for how civic uses are treated within a VMU. The application was reviewed during the Joint Advisory Board Meeting on May 2, 2019 and public hearing is scheduled for May 28.

The applicant and staff are discussing the application for the change to the civic use lot and civic use spaces at this time.

Staff is currently reviewing a site plan proposal for a twelve unit condominium building on what had been identified as the civic lot. While plan review is ongoing, staff has identified February 25 as a date for a public hearing regarding the matter.

Approved Commercial Projects

300 East Main

Update

No change.

Address 300 E Main St

Developer Main Street Partners LLC

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

Tax Map # 9778969391, 9778060110, 9778964112, 9778967280

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

Permit Expires Permit expires if construction activity ceases for one year

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

Project Status

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

Description

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

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

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

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

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

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

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

A Certificate of Occupancy has been issued for the Phase A Fleet Feet building.

The Board recently approved a Minor Modification related to the plaza in front of the Fleet Feet building. The existing wall will be removed and replaced with five additional feet of stamped concrete and two steps transitioning into the plaza area.

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

Hilton Garden Inn

Update

Town Council approved a resolution extending the date on which the CUP would otherwise expire. The new expiration date is March 8, 2022.

Address 390 E Main St

Developer Main Street Partners LLC

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

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

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

Permit Expires 3/8/2018

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

Project Status

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

Description

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

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

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

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

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

Construction plans have been submitted and are under review. Comments are being returned to the applicant upon receipt.

Revised construction plans have recently been received and are being prepared for distribution now.

The Board of Aldermen approved an extension of the CUP. The new expiration date is March 8, 2020.

IFC Food First

Update

No change.

Address 110 W Main ST

Developer Inter-Faith Council

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

Tax Map # 9778862209

Application Date 12/21/2016 *Approval Date* 3/23/2017

Permit Expires Permit expires if construction activity ceases for one year

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

Project Status

Conditional Rezoning Granted on March 23, 2017. Zoning Permit / Construction Plans approved. Construction has begun.

Description

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

The Board of Aldermen recently granted to the Conditional Rezoning request, at its May 23, 2017 meeting. Staff has met with the designer to discuss preparing the Zoning Permit application, but plans have not yet been submitted.

Zoning Permit / Construction Plans were recently submitted for the project and comments have been returned to the applicant.

Revised plans have been submitted and reviewed. Comments have been shared with the applicant.

Demolition of the existing building is expected to begin around May 20, with construction of the new building expected to begin immediately following removal of the existing building.

Demolition is significantly underway, to be immediately followed by construction of the new building.

Construction ongoing.

Pizzeria Mercato

Update

No change.

Address 408 W Weaver St

Developer Ben Barker

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

Tax Map # 9778763549

Application Date 7/10/2015 *Approval Date* 9/15/2015

Permit Expires Permit expires if construction activity ceases for one year

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

Project Status

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

Description

The CUP project would allow for conversion of an existing building at 408 West Weaver Street to open a restaurant. No additions to the building or other significant changes are proposed. Review of the project has proceeded quickly over the summer. The advisory boards reviewed the project on 9/3/15 and a public hearing is set for 9/15/15.

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

Construction on the restaurant has now begun.

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

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

Staff has been in touch recently with the proprietor about installing a LUO compliant bike rack on the site.

Staff recently contacted the owner again to arrange a meeting to resolve the outstanding bicycle rack matter.

Staff is continuing to coordinate placement of a new complying bike rack on the site with the owner.

Staff plans to contact the applicant again in the near future to continue working to resolve the issue related to the bike rack.

South Green

Update

No change.

Address 501 South Greensboro St

Developer Woodhill NC LLC

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

Tax Map # 9778930728

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

Permit Expires Permit expires if construction activity ceases for one year

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

Project Status

Conditional Use Permit issued on June 9, 2015. Construction onsite is ongoing.

Description

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

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

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

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

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

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

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

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

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

Construction within the South Greensboro right of way continues. Construction plans for the onsite work will be approved shortly and work onsite should begin almost immediately following completion of the right of way work.

Construction within the South Greensboro Street right of way has been completed. All traffic lanes are now open again. A preconstruction meeting was recently held for construction to begin on site, and it is expected to begin soon.

Construction of the stormwater pipe on site, extending from the recently completed work in the South Greensboro Street right of way, is underway.

Plans continue to take shape for closing South Greensboro Street while school is out this summer. The applicant also held a Neighborhood Information Meeting recently to discuss details related to the Construction Management Plan for on site work.

The closure of South Greensboro street for construction of the roundabout is nearly complete with the road scheduled to reopen on or before Friday, August 17.

The roundabout is fully open and construction onsite is ongoing.

Certificates of Occupancy have been issued for two tenants at this point, with additional spaces nearing completion.

Wildflower Learning Community

Update

Some matters associated with the CUP are covered by a Performance Security at this time. The project will be removed from the report once the matters are completed.

Address 3100 Damascus Church Rd

Developer Wildflower Learning Community

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

Tax Map # 9777354538

Application Date 4/13/2018 *Approval Date* 6/26/2018

Permit Expires Permit expires if construction activity ceases for one year

Lot Size (acres) 15.99 *Building Size (square feet)* 1750

Project Status

CUP Granted on June 26, 2018. Construction Plans Approved.

Description

Wildflower Learning Community is a nature based preschool proposed to be located at 3100 Damascus Church Road on almost 16 acres of land. One building is proposed but the majority of activities will take place outdoors. Review of the plans has proceeded quickly and the project will be presented to the Joint Advisory Boards on June 7, 2018. A public hearing date of June 26, 2018 has been identified.

The CUP was approved at the June 26, 2018 meeting. Construction plans have not yet been submitted.

A preconstruction meeting was recently held on site. Construction is expected to begin at any time.

Onsite construction has now begun.

A Certificate of Occupancy was recently issued for the school.

Affordable Housing and Size-Limited Dwellings

<i>ProjectName</i>	<i>Approved</i>	<i>Density Bonus Units</i>	<i>Size Limited Units</i>	<i>Total Units</i>	<i>Percentage</i>
110A Dillard Street	Approved by ZP 6/5/02	1	0	1	
610 Homestead	Affordable percent by payment in lieu			12	15
716 Homestead Rd	payment in lieu			5	15
Ballentine	Approved by CUP 6/26/07	18	0	96	18
CASA Merritt Mill Affordable Housing	all units will meet LUO affordability crite			24	100
Claremont AIS	Approved by CUP 11/22/05	12	0	79	15
Claremont South	Approved by CUP 3/17/09	0	22	92	0
Hilton Garden Inn	Approved by CUP 3/8/2016				
Inara Court	Payment in lieu for .2 percent			8	15
Legends at Lake Hogan Farms	Approved by CUP 8/22/06	10	16	64	15
Litchfield AIS	Approved by CUP 6/22/10	6	0	31	15
Lloyd Square AIS	Approved by CUP 6/26/07	2	0	17	18
Mulberry Street Apartments	Approved by SUP 11/15/00	1	0	12	8
Pacifica Cohousing	Approved by CUP 6/24/03	7	12	46	15
Roberson Square	Approved by CUP 2/26/08	3	0	18	15
Roses Walk at University Lake	Approved by CUP 12/11/01	0	15	64	
Sanderway AIS	payment in lieu			18	15
The Alberta	Approved by CUP/CU Rezoning 9/11/07	3	22	27	15
Twin Magnolias Condominiums	Approved by CUP 11/12/02	1	0	23	9
Winmore VMU	Approved by CUP 6/10/03	58	86	252	20

<i>ProjectName</i>	<i>Approved</i>	<i>Density Bonus Units</i>	<i>Size Limited Units</i>	<i>Total Units</i>	<i>Percentage</i>
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	<i>Total Units:</i>	122	173		
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New Commercial Area

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

1995-1999

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

Total for 1995-1999 (10 projects)

59405

2000

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

Total for 2000 (9 projects)

140403

2001

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

2315

2002

Orange County ABC Store at Carrboro Plaza	Approved by CUP 3/26/02	☑	2000
Sheryl-Mar #2 Building	Approved by ZP 5/20/02	☑	27104

<i>Year</i>	<i>Project</i>	<i>Approved</i>	<i>Built?</i>	<i>Area (Sq Ft)</i>
	Chan Mixed Use Development	Approved by CUP 5/07/02	☑	2200
	309 Weaver Street	Approved by ZP 5/8/02	☑	2212
	<i>Total for 2002 (4 projects)</i>			33516
<i>2003</i>				
	Winmore VMU	Approved by CUP 6/10/03	☑	28578
	Wilkinson Supply Company	Approved by ZP 7/16/03	☑	2500
	RBC Centura Bank	Approved by CUP 12/09/03	☑	335
	605 West Main Street Mixed Use Building	Approved by SUP 4/16/03	☑	16666
	<i>Total for 2003 (4 projects)</i>			48079
<i>2004</i>				
	Gourmet Kingdom Restaurant	Approved by ZP 3/3/04	☑	6580
	201 Weaver Street Art Gallery	Approved by ZP 3/15/04	☑	272
	Community Realty/WCOM Radio	Approved by CUP 6/1/2004	☑	400
	<i>Total for 2004 (3 projects)</i>			7252
<i>2005</i>				
	106 S Greensboro Street	Approved by ZP 12/19/2005	☑	351
	<i>Total for 2005 (1 projects)</i>			351
<i>2006</i>				
	Lloyd Street Office Building	Approved by CUP 10/24/06	☑	13294
	<i>Total for 2006 (1 projects)</i>			13294
<i>2008</i>				
	Fleet Feet Building (part of 300 E Main)	CUP 9/30/2008, CO 10/16/2014	☑	36892
	Hampton Inn (part of 300 E Main)	CUP 9/30/2008, CO 08/20/2013	☑	119396
	<i>Total for 2008 (2 projects)</i>			156288
<i>2011</i>				
	Cest Si Bon	Approved by SUP 10/19/2011	☑	157
	<i>Total for 2011 (1 projects)</i>			157
<i>2012</i>				
	PTA Thrift Shop Expansion	14736 sf approved by CUP 5/22/2012	☑	7352
	Offices (part of PTA Thrift Shop Expansion)	CUP 5/22/2012, CO 12/19/2013	☑	7384
	<i>Total for 2012 (2 projects)</i>			14736
<i>2013</i>				
	Shelton Station	Approved by CUP 4/2/2013	☑	22376

<i>Year</i>	<i>Project</i>	<i>Approved</i>	<i>Built?</i>	<i>Area (Sq Ft)</i>
<i>Total for 2013 (1 projects)</i>				22376
<i>2017</i>				
	Boer Bros. Office	Approved by CUP 11/28/2017	<input checked="" type="checkbox"/>	15306
<i>Total for 2017 (1 projects)</i>				15306
<i>2018</i>				
	Wildflower Learning Community	Approved by CUP 6/26/2018	<input checked="" type="checkbox"/>	1750
<i>Total for 2018 (1 projects)</i>				1750
Total Built Square Footage				515228
Percentage of Baseline (Baseline = 1,440,000 sq ft in 2000)				36%

Projects Not Yet Built

<i>2007</i>				
	Shoppes at Jones Ferry	Approved by CUP 9/25/2007	<input type="checkbox"/>	77700
<i>Total for 2007 (1 projects)</i>				77700
<i>2008</i>				
	300 East Main	338,000 sf approved by CUP 9/30/2008	<input type="checkbox"/>	181712
<i>Total for 2008 (1 projects)</i>				181712
<i>2015</i>				
	South Green	Approved by CUP 6/9/2015	<input type="checkbox"/>	43557
<i>Total for 2015 (1 projects)</i>				43557
<i>2016</i>				
	Hilton Garden Inn	Approved by CUP 3/8/2016	<input type="checkbox"/>	148673
<i>Total for 2016 (1 projects)</i>				148673
Total Square Footage Not Yet Built				451642
Percentage of Baseline (Baseline = 1,440,000 sq ft in 2000)				31%
Percentage of Baseline of All Permitted Square Footage (Baseline = 1,440,000 sq ft in 2000)				67%