



August 26, 2021

Mr. Maurice Jones
Town Manager
Town of Chapel Hill
405 Martin Luther King, Jr. Blvd
Chapel Hill, NC 27514

Re: Request to allow limited scope (SUP) Special Use Permit Modification review for Construction Start and Construction Completion Timeline Extension requests for Special Use Permit (Project #14-070), Tri-City Medical Building, 5002 Barbee Chapel Road.

Mr. Jones

On behalf of our client, C.F. Smith Property Group, we would respectfully like to request the Town of Chapel Hill allow a limited scope (SUP) Special Use Permit Modification review for construction start and construction completion timeline extension requests for Special Use Permit (Project #14-070), Tri-City Medical Building, 5002 Barbee Chapel Road.

On September 15, 2020, CJT submitted an extension request to Town of Chapel Hill Planning requesting the Town Manager allow a 12-month extension for both construction start and construction completion timelines for the above referenced Special Use Permit as allowable per LUMO 4.5.5.b.&c.1. Shortly after submitting Town Planning Staff acknowledged receipt of the request and confirmed the request was submitted appropriately in accordance with LUMO 4.5.5.b.&c.1. Please find a copy of the request enclosed, it is also important to note the \$1,260 extension request fee has been paid.

On March 15, 2021, CJT received additional correspondence from Town Planning Staff regarding updated process for requesting extensions per 2021 changes due to 160D Legislation. It was understood all Conditional Use Districts (Rezoning with associated SUPs) are required to be converted to Conditional Zoning Districts (CZD). This change occurred on January 1, 2021 and included the Tri-City Medical Building project. In this process we understand, all prior Special Use Permit stipulations were automatically converted to "conditions" as part of the CZD designation. This includes the construction start time and construction completion times for the Tri-City Medical Building project. Therefore, we understand in order to modify the change, a conditional rezoning is required.

On June 15, 2021, CJT received additional correspondence from Town Planning Staff regarding further discussions with the Town Attorney regarding the appropriate process for the subject request. Based on this additional discussion we now understand an (SUP) Special Use Permit Modification is required for this request.

With this letter we are requesting approval to submit a limited scope SUP Modification application for construction start and construction completion timeline extension requests only. Our Client will not be requesting any other changes to the already approved SUP. Further our Client also requests the \$1,260 extension request fee already paid be accepted as the fee for a limited scope SUP Modification application review.

With approval of this request, we will proceed to submit a formal limited scope SUP Modification application to Town Planning Staff. We understand the process for review of the application to include Staff review, Planning Commission and then City Council for approval.

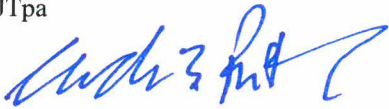
We remind the Town our Clients have made good efforts toward completion of the project including:

- Closing on the purchase of the property
- Contracting with Architects and other design professionals to work on final design drawings
- Aggressively soliciting prospective tenants for the building

We further emphasize COVID-19 has severely disrupted the office market and we hope this extension will allow the project to move forward as the workforce moves back to the office environment.

We hope you will find this sufficient to grant our request, but should you need further clarification please do not hesitate to contact me at djewell@cjtpa.com or at 919.219.6601. Thank you in advance for your review of this matter.

Sincerely,
CJTpa



Andrew Porter, RLA
Project Manager

CC: Judy Johnson, Town of Chapel Hill
Neil Robinette, C.F. Smith Property Group
Barry Embler, C.F. Smith Property Group

ENC: September 15, 2020 Extension Request to Town Manager per LUMO 4.5.5.b.&c.1

SPECIAL USE PERMIT APPLICATION



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9798-04-72-5824 (Durham County Parcel) Date: June 8, 2021

Section A: Project Information

Project Name: Tri-City Medical Building
Property Address: 5002 Barbee Chapel Road Zip Code: 27517
Use Groups (A, B, and/or C): C Existing Zoning District: R-5-CZD
Project Description: Limited scope (SUP) for Construction Start and Construction Completion Timeline Extensions

Section B: Applicant, Owner, and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed):

Name: Neil Robinette, CEO
Address: 1227 Rockingham Road
City: Rockingham State: NC Zip Code: 28379
Phone: 910-997-2544 Email: nrobinette@cfsmithpg.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: _____ Date: _____

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: Tri City Investments 2, LLC
Address: 1227 Rockingham Road
City: Rockingham State: NC Zip Code: 28379
Phone: 910-997-2544 Email: nrobinette@cfsmithpg.com

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate.

Signature: _____ Date: _____

Click [here](#) for application submittal instructions.