



April 14, 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 (CZD) Conditional Zoning District 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 (CZD) Conditional Zoning District 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 is now 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.

With this letter we are requesting approval to submit a limited scope CZD 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 CZD application review. It's our understanding from discussing with Planning Staff the Towns current fee schedule does not include a specific fee for a CZD modification as requested.

With approval of this request, we will proceed to submit a formal limited scope CZD 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.

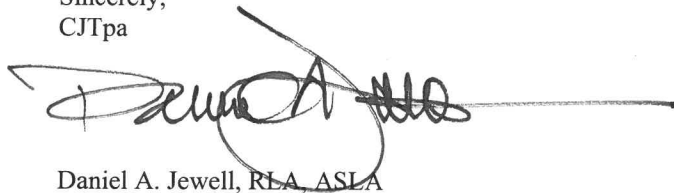
We remind the Town our Clients have made good efforts toward completion of the project including:

- 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

A handwritten signature in black ink, appearing to read "Daniel A. Jewell", with a horizontal line extending to the right.

Daniel A. Jewell, RLA, ASLA
President

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

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