



PLANNING & SUSTAINABILITY
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514

phone (919) 968-2728 *fax* (919) 969-2014
www.townofchapelhill.org

January 30, 2015

Paul Munana
Regency Centers
2068 Clark Avenue
Raleigh, NC 27605

Subject: Village Plaza Apartments – Zoning Compliance Permit Approval (PIN 9799-14-7917, Reference #8JVFG0)

Dear Paul:

I am writing to inform you that the Town's technical review staff has considered the above referenced application, and based on the information and plans provided by the applicant for the Town staff's review finds the development proposed therein to be in general compliance with the Land Use Management Ordinance. We hereby approve the above application for a **Zoning Compliance Permit** for construction in accordance with approved plans, dated, September 2, 2014 and last revised December 8, 2014, on file with the Chapel Hill Planning & Sustainability Department and subject to the conditions listed on the attached Permit.

Please provide a copy of this approved Zoning Compliance Permit to the Inspections Division prior to obtaining a Building and/or Demolition Permit. Should you have questions, please feel free to contact me at 919-969-5077.

Sincerely,

A handwritten signature in black ink that reads "Eric Feld". The signature is written in a cursive, flowing style.

Eric Feld
Planner II

cc: Roger Stancil, Town Manager
Florentine Miller, Deputy Town Manager
Chris Blue, Police Chief
Dan Jones, Fire Chief
Brian Litchfield, Transit Director

Mary Jane Nirdlinger, Planning & Sustainability Executive Director
Lance Norris, Public Works Director
Jim Orr, Parks & Recreation Director
David Bonk, Long Range and Transportation Planning Manager
Curtis Brooks, Urban Forester
Dwight Bassett, Economic Development Officer
Eric Feld, Planner II
Mark Geercken, Police Department
Jay Gibson, Town Engineer
Todd Jaeger, Fire Marshal
Chris Jensen, Stormwater Engineer
Chelsea Laws, Inspections Manager
Catherine Lazorko, Communications Manager
Robert Key, Chief Building Inspector
Phil Mason, Development Services Manager
Ryan Mickles, Transportation Planner II
Kumar Neppalli, Traffic Engineering Manager
Gene Poveromo, Development Manager
John Richardson, Planning Manager
Ernie Rogers, Traffic Engineering Technician
Mike Taylor, Engineering Design Specialist
Larry Tucker, Senior Engineering Coordinator
Mila Vega, Transit Service Planner
Bill Webster, Planning and Development Manager
Nick Parker, OWASA
Jeff Scouten, Orange County Solid Waste Division
Lee Perry, East West Partners
Scott Murray, Scott Murray Land Planning, Inc.
Bill Derks, McAdams Company
Paul Munana, Regency Centers
Jay Kanik, Regency Centers



TOWN OF CHAPEL HILL
Planning & Sustainability Department

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Chapel Hill, NC 27514-5705

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www.townofchapelhill.org

THIS CERTIFIES THAT A
ZONING COMPLIANCE PERMIT
HAS BEEN ISSUED TO

Name of Applicant: Paul Munana (Regency Centers)

Name of Development: Whole Foods Plaza

For: Demolition of a building and construction of a temporary surface parking lot, in accordance with approved plans for the Village Plaza Apartments (Project #14-066), on file in the Planning & Sustainability Division.

Location: 99 South Elliott Road and identified as Orange County Property Identifier Number 9799-14-7917

Zoning: Walkable Mixed Use-7 (WX-7)

Conditions Prior to Beginning Site Work:

1. Prior to Zoning Final Inspection, the applicant shall post a construction sign that lists the property owner's representative and telephone number, the contractor's representative and telephone number, and a telephone number for regulatory information, prior to the commencement of any land disturbing activities. The construction sign design shall be in accordance with Section 5.14.3(g) of the Land Use Management Ordinance.
2. That prior to commencing site work, conference(s) shall be held with:
 - a. The Town of Chapel Hill Engineering & Design Services Department Field Operations Division (919-969-5084);
 - b. The Town of Chapel Hill Stormwater Management Division (919-969-7246);
 - c. The Orange County Erosion Control Division (919-245-2575);
 - d. The Orange County Solid Waste Department (919-996-2788);
 - e. The Town of Chapel Hill Urban Forester (919-969-5116);
 - f. The Town of Chapel Hill Inspections Division; and
 - g. The Town of Chapel Hill Office of the Fire Marshal Life Safety Division (919-968-2781).

The conference(s) may take place at the same time as preconstruction conference(s) associated with the Form District Permit approval for the Village Plaza Apartments.

Miscellaneous Conditions

3. That the applicant shall obtain all necessary permits from the Town of Chapel Hill Inspections Division.
4. That the applicant submits at least 3 sets of plans to the Town of Chapel Hill Engineering Division for stamping.

5. The applicant shall design, build, and install the minimum handicapped parking spaces and all other associated infrastructure according to the Americans with Disabilities Act, North Carolina Building Code (NCBC), American National Standards Institute (ANSI) Code, and the Town of Chapel Hill standards. Where a sign is required by code, it must conform to signage standards per NCBC, ANSI, or MUTCD (Manual on Uniform Traffic Control Devices), whichever is most restrictive.
6. Prior to any traffic lane closures, it will be necessary to contact the Town of Chapel Hill Traffic Engineering Technician (919-969-5085), at least 5 working days before the proposed work to apply for a lane closure permit.
7. During the construction phase, additional erosion and sediment controls may be required if the proposed measures do not contain the sediment. Sediment leaving the property is a violation of the Town of Chapel Hill Land Use Management Ordinance, Erosion and Sediment Control Ordinance, and state law.
8. Additional post-construction drainage controls may be required if the runoff from the site is not discharged in a non-erosive and diffuse manner.
9. No portion of the drainage system may be located within the setbacks or rights-of way.
10. The applicant shall complete the following at least three (3) days in advance of requesting the Zoning Final Inspection:
 - a. Submit certified as-built plans, signed and sealed by a North Carolina-registered Professional Land Surveyor, to the Town of Chapel Hill Inspections Division and the Town of Chapel Hill Stormwater Management Engineer showing building footprints, driveways, building heights, all other impervious surfaces, and include any drainage/conveyance piping and structures. The as-built plans should be in DXF binary format using State plane coordinates and NAVD 88,
 - b. Contact the Town of Chapel Hill Engineering and Design Services Division (919-969-5084) to schedule a final engineering and drainage inspection, and
 - c. Contact the Town of Chapel Hill Inspections Division (919-968-2718) to schedule a Zoning Inspection.
11. This permit approval limits the additional impervious area to zero square feet and the disturbed area to 19,529 square feet as shown in the site plan associated with this Zoning Compliance Permit.
12. The owner may be liable if adjoining properties receive substantial damage associated with the discharge of stormwater from this property.
13. Prior to approval of a demolition permit, the applicant shall submit to the Town of Chapel Hill Building Inspections Division a permit phasing plan that details demolition and construction activity related to construction of the temporary parking lot associated with this Zoning Compliance Permit and construction of the Village Plaza Apartments (project #14-066).
14. Within 18 months of issuance of the first T/CO or C/O for public use of the parking deck associated with the Village Plaza Apartments, the applicant shall submit complete Form District

Permit and Certificate of Appropriateness applications for construction of a new building to the Town of Chapel Hill Development Services Division.

15. Temporary use of the lot for surface parking shall expire 18 months after issuance of the first T/CO or C/O for public use of the parking deck associated with the Village Plaza Apartments.

Reviewed/Approved: Administration X Date: January 30, 2015

Issued By: Eric Feld