



12/21/2015

Dear Mr. Poveromo,

Capkov Ventures Inc., the Applicant, recently executed a Purchase Contract for a property located at the northwest corner of Homestead Road and Weaver Dairy Extension in Chapel Hill. The property is to be purchased from Deborah Fraley, widow of recently deceased Don Fraley. Don Fraley died on February 21st, 2015, less than a year ago rather unexpectedly. The property is known as the Bridgepoint property for which a Special Use Permit was issued as well as a Zoning Atlas Amendment to R-5-C on May 24th, 2010. On March 11th, 2015 Mary Jane Nirdlinger authorized an extension of the Special Use Permit "Construction Start Date" to January 1st, 2016, the first and only extension by the Town Manager.

The Applicant request that the existing Special Use Permit "Construction Start Date" be extended for an additional one year period until January 1st, 2017 in accordance with Section 4.5.5(b) of the Chapel Hill Land Use Management Ordinance. An application to modify the Special Use Permit will be submitted following the approval of the extension. The Applicant, believes it is in the best interest of the property owner, and in the *general welfare* of the Town of Chapel Hill to have the Special Use Permit preserved for the Bridgepoint site. The Town of Chapel Hill invested a considerable amount of time, effort, and resources to processing a plan which was ultimately approved by the Town Council without any real opposition. Just as important, if not more important is the fact that the zoning amendment to R-5-C could be lost if an extension of the "Construction Start Date" is not granted. The R-5-C zoning is conditioned on the underlying plan approved by Special Use Permit.

Alternatively, the Applicant could propose a modification of the existing Special Use Permit stipulating that part of the modification would be to provide the necessary time to work through the modification approval process. The Applicant believes the site's highest and best use is residentially zoned townhomes, and that the commercial part of the approved Special Use Permit is not sustainable. The Applicant would propose somewhere between 50 and 60 townhomes located in the same general area on the approved site plan exceptwe would place the townhomes where the commercial buildings currently exist.

The Applicant does realize that either route may involve council review and is willing to move forward with that understanding. The real goal is to preserve the existing R-5-C zoning while the Applicant adjusts the plan to a configuration that would be financially feasible, viable in the long run, and provide a valuable asset to Chapel Hill's infrastructure and housing stocks. The Applicant would like to be given sufficient time to explore the possibility of

working with the Town of Chapel Hill on the property owned by the Town immediately adjacent to the Bridgepoint site to the west. Possibly working with the Town to provide additional affordable housing, extend Bridgepoint's infrastructure to the Towns property, and relocating the currently approved entrance on Weaver Dairy Extension to a fully signalized location across from the recently approved Courtyards at Homestead project. We believe that consideration of these possibilities would be in the best interest of Ms. Fraley and the Town of Chapel Hill alike.

The Applicant has provided;

- 1) Special Use Permit Minor Modification Application.
- 2) Revised Project Fact Sheet with basic information which would apply to the Modification.
- 3) Original approved and recorded Special Use Permit.
- 4) Original Project Fact Sheet.
- 5) Original approved Bridgepoint plan set.
- 6) Original approved Bridgepoint plan set 11" x 17".
- 7) March 11th, 2015 extension of construction start date letter by Mary Jane Nirdlinger.

Please provide direction as to whether extending the existing Special Use Permit through Town Council approval and then followed by a modification would be the best route to go, or whether seeking a modification and thereby staying the expiration of the existing Special Use Permit would be the best route to take. In either case what documentation should we assemble and what would the process be? Thank you for your consideration.

Best Regards,

A handwritten signature in black ink, appearing to read 'Eric Chupp', with a stylized, cursive flourish at the end.

Eric Chupp
Director of Development
Capkov Ventures Inc.
(919) 260-7262
ericbchupp@bellsouth.net

permit # 11179

SPECIAL USE PERMIT MINOR MODIFICATION APPLICATION



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

Parcel Identifier Number (PIN): 9870-91-4489 and 9870-91-9528 Date: 12/18/15

Section A: Project Information

Project Name: Bridgepoint
Property Address: 2214 Homestead Rd & 2312 Homestead Rd, Chapel Hill Zip Code: 27516
Use Groups (A, B, and/or C): PD-MU A,B & C Existing Zoning District: R-5-C
Project Description: Existing property is a mixed use special use permit with R-5-C zoning. The modification would be to eliminate the commercial element to the approved SUP and replace with all residential.

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

Applicant Information (to whom correspondence will be mailed)

Name: Capkov Ventures
Address: PO Box 16815
City: Chapel Hill State: NC Zip Code: 27516
Phone: 919-760-7262 Email: ericbchupp@bellsouth.net

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

Signature: _____ Date: 12/18/15

Owner/Contract Purchaser Information:

Owner **Contract Purchaser**

Name: Deborah H. Fraley
Address: 4753 Sharpstone Ln
City: Raleigh State: NC Zip Code: 27615
Phone: Don Fraley: 919-618-8647 Email: Don Fraley: dfraley@billclarkhomes.com

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

Signature: _____ Date: 12/18/15



**SPECIAL USE PERMIT MINOR MODIFICATION APPLICATION
SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department**

This application is for minor modifications to an existing Special Use Permit as defined by Subsection 4.5.4(b)(1-7) of the Land Use Management Ordinance. The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919)968-2728 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

- | | | |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | Application fee (refer to fee schedule) | Amount Paid \$ <input style="width: 100px; height: 20px;" type="text"/> |
| <input type="checkbox"/> | Digital Files - provide digital files of all plans and documents | |
| <input checked="" type="checkbox"/> | Written Narrative describing the proposal | |
| <input type="checkbox"/> | Statement of Justification | |
| <input checked="" type="checkbox"/> | Copy of recorded Special Use Permit | |
| <input type="checkbox"/> | Approved plans and proposed changes to approved plans | |
| <input type="checkbox"/> | Reduced Site Plan Set (reduced to 8.5"x11") | |



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section A: Project Information

Application type: Special Use Permit Modification Date: 12/21/15

Project Name: Bridgepoint (aka Fraley Property)

Use Type: (check/list all that apply)

Office/Institutional Residential Mixed-Use Other: _____

Overlay District: (check all those that apply)

Historic District Neighborhood Conservation District Airport Hazard Zone

Section B: Land Area

Net Land Area (NLA): Area within zoning lot boundaries		NLA=	363611	sq. ft.
Choose one, or both, of the following (a or b,) not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	36361	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	0	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	399972	sq. ft.

Section C: Special Protection Areas, Land Disturbance, and Impervious Area

Special Protection Areas: (check all those that apply)

Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance	Total (sq ft)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, all grading, including off-site clearing)	TBD
Area of Land Disturbance within RCD	TBD
Area of Land Disturbance within Jordan Buffer	TBD

Impervious Areas	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	17776	17776	TBD	TBD
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	4.4%	4.4%	TBD	TBD
If located in Watershed Protection District, % of impervious surface on 7/1/1993				



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section D: Dimensions

Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Number of Buildings	7,997 (2)	7,997 (2)	121,192 (55)	121,192 (55)
Number of Floors	2 and 3	2 and 3	2 and 3	2 and 3
Recreational Space	0	0	9,562	9,562

Residential Space				
Dimensional Unit (sq ft)	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Floor Area (all floors – heated and unheated)	3,578	3,578	121,192	121,192
Total Square Footage of All Units	7,997	7,997	121,192	121,192
Total Square Footage of Affordable Units	TBD	TBD	TBD	TBD
Total Residential Density	N/A	N/A	N/A	N/A
Number of Dwelling Units	2	2	55	55
Number of Affordable Dwelling Units	0	0	8.25	8.25
Number of Single Bedroom Units	0	0	0	0
Number of Two Bedroom Units	0	0	4	4
Number of Three Bedroom Units	0	0	51	51

Non-Residential Space (Gross Floor Area in Square Feet)					
Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					
Restaurant			# of Seats		
Government					
Institutional					
Medical					
Office					
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	20	20	20
	Interior (neighboring property lines)	6	6	6
	Solar (northern property line)	8	8	8
Height (maximum)	Primary	39	39	39
	Secondary	60	60	60
Streets	Frontages	N/A SUP Multi Family		
	Widths	N/A SUP Multi Family		



PROJECT FACT SHEET
TOWN OF CHAPEL HILL
Planning Department

Section F: Adjoining or Connecting Streets and Sidewalks

(Note: For approval of proposed street names, contact the Engineering Department)

Street Name	Right-of-way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing curb/gutter
Weaver Dairy Rd. Ext	98 feet	28 feet	2	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes
Homestead Rd	60-75 feet	27 feet	2	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes

List Proposed Points of Access (Ex: Number, Street Name):

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

Sidewalk Information			
Street Names	Dimensions	Surface	Handicapped Ramps
Weaver Dairy Rd Ext	5 feet	Concrete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Homestead Rd	5 feet	Concrete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Section G: Parking Information

Parking Spaces	Minimum	Maximum	Proposed
Regular Spaces	N/A	N/A	110
Handicap Spaces	N/A	N/A	N/A
Total Spaces	N/A	N/A	110
Loading Spaces	N/A	N/A	N/A
Bicycle Spaces	14	N/A	14
Surface Type	Asphalt		

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
East - Weaver Dairy Rd Ext	20' Type 'C'	20' Type 'C'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
South - Homestead Rd	20' Type 'C'	20' Type 'C'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
West - TOCH park land	20' Type 'C'	20' Type 'C'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes
Noth - Residential to Residential	20' Type 'C' and 10' Type 'B'	20' Type 'C' and 10' Type 'B'	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes



PROJECT FACT SHEET

TOWN OF CHAPEL HILL

Planning Department

Section I: Land Use Intensity

Existing Zoning District:

Proposed Zoning Change (if any):

Note: Refer to Table 3.8-1 (Dimensional Matrix) in the Land Use Management Ordinance for help completing this table.

Zoning – Area – Ratio			Impervious Surface Thresholds			Minimum and Maximum Limitations	
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non-Residential (0.70)	Maximum Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
R-5	.303	.050	95,993	199,986	279,980	121,192	9,562
TOTAL	.303	.050	95,993	199,986	279,980	121,192	9,562
RCD Streamside		0.01					
RCD Managed		0.019					
RCD Upland							

Section J: Utility Service

Check all that apply

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Community Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Community Package Plant	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground		
Solid Waste	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private		

TOWN OF CHAPEL HILL - PROJECT FACT SHEET

(www.townofchapelhill.org/planning/index.htm)

A. IDENTIFICATION OF DEVELOPMENT

Date: September 22, 2009

Plans dated: March 3, 2009 / Rev. 3-10-09/ September 22, 2009 Tax Map 24, Block n/a, Lot 12 & 12A

Parcel Identification Number (PIN) 9870-91-4489 and 9870-91-9528

Name of Project: Bridgepoint (aka Fraley Property)

Type of Request: Special Use Permit (PD-MU)

Use Group (Sec. 3.7-1): Permitted uses in PD-MU use groups A, B & C (Table 3.7-1 of LUMO) Zoning District(s): R-5-C (PD-MU)

B. GROSS LAND AREA (Sec. 3.8-1)

Net Land Area (App. A) NLA 363,611 SF (8.35 AC)

Choose one of the following, or a combination, not to exceed 10% of the net land area figure.

Credited Street Area (App. A) CSA 36,361 SF (0.83 AC)
 Total adjacent frontage x 1/2 width of the right-of-way

Credited Open Space (App. A) COS n/a
 Total adjacent frontage x 1/2 public or dedicated right-of-way

TOTAL: GROSS LAND AREA (Sec. 2.51) NLA + (CSA and/or COS) = GLA (not to exceed NLA + 10%) GLA 399,972 SF (9.18 AC)

C. REQUIRED LAND USE INTENSITY (Sec. 3.8-1, 5.5)

(For multiple zoning districts, please attach a separate sheet with calculations)

Floor Area Ratio FAR 0.303 Maximum Floor Area (FAR x GLA) MFA 99,978 SF

Impervious Surface Ratios
 Low Density Option ISR 0.24 Maximum Impervious Surface or (ISR x GLA) MIS 95,993 SF

High Density Option ISR 0.5 Maximum Impervious Surface or (ISR x GLA) MIS 199,986 SF

High Density Non Residential Option ISR 0.7 Maximum Impervious Surface or (ISR x GLA) MIS 279,980 SF

Recreation Space Ratio RSR 0.050 Minimum Recreation Space (RSR x GLA) RSR 9,562 SF
 0.050 x 191,230 SF (GLA of townhome portion)

D. DIMENSIONAL MATRIX REQUIREMENTS

(Based upon proposed plans)

DIMENSIONAL MATRIX REQUIREMENTS			Existing (sq.ft.)	Proposed (sq.ft.)	Total (sq.ft.)
Floor area	Floor Area on all Floors	FA	3,578 SF	77,567 SF	77,567 SF
Principal Building Area	Floor Area on Ground Level	BA(1)	3,578 SF	44,134 SF	44,134 SF
Garage Building Area	Enclosed Car Parking Area	BA(2)	2,009 SF	6,836 SF	6,836 SF
Other Enclosed Building Area	Community Building, Storage, Etc.	BA(3)	2,410 SF	120 SF	120 SF
Other Ground Level Building Area	Covered Porches, Breezeways, Car Parking (if underneath), Etc.	BA(4)	-	504 SF	504 SF
Building Area	BA(1)+BA(2)+BA(3)+BA(4)	BA	7,997 SF	51,594 SF	51,594 SF
Basic Uncovered Area	GLA-BA	UA	391,975 SF	348,378 SF	348,378 SF
Recreational Space (Sec. 5.5)	Multifamily portion (4.39 acres)	RS	0	Greenway (6,365 SF) & payment	9,562 SF
Number of Seats			n/a	n/a	n/a
Gross Land Area with Impervious Surface			17,776 SF Incl. Gravel Dr.	143,112 SF	143,112 SF
Percentage of Gross Land area with Impervious Surface (Imper÷GLA)			4.4%	35.8%	35.8%
If Located in the Watershed Protection District, Percentage of Impervious Surface on July 1, 1993			n/a		

LOT SIZE	Required	Existing
Lot Size (Sec. 3.8-1)	5,500 SF	198,783 SF & 189,353 SF
Lot width (Sec. 3.8-1)	50 Feet	219.9' & 208.1'
Street Frontage Width (Sec. 3.8-1)	40 Feet	243.69' & 391.36'

Area of Land Disturbance (associated with this proposal) 244,807 Square Feet (onsite) / 60,113 Square Feet (offsite)

D. DIMENSIONAL MATRIX REQUIREMENTS (Cont.)

SETBACKS AND HEIGHT		Required *	Proposed
Setbacks (Sec 3.8, Table 3.8-1)	Street	R-4 (22 Feet) R-2 (26 Feet)	R-4 (22 Feet) R-2 (28 Feet)
	Interior	R-4 (8 Feet) R-2 (11 Feet)	R-4 (20 Feet)
	Solar	R-4 (9 Feet) R-2 (13 Feet)	R-4 (527 Feet)
Maximum Height (Sec. 3.8-1)	Primary	R-4 (34 Feet) R-2 (29 Feet)	R-4 (34 Feet) R-2 (29 Feet)
	Secondary	R-4 (60 Feet) R-2 (50 Feet)	R-4 (34 Feet) R-2 (29 Feet)

* Site subject to Transitional Control Intensity Modifications (Article 3.8.4 of LUMO)

BUILDINGS/DWELLING UNITS	Required		PARKING SPACES	Proposed		Percent of Total Spaces
	Required	Proposed		Required	Proposed	
Number of Buildings	---	25	Regular Spaces	---	118	88.0%
Number of Floors	n/a	2 or 3	Compact Spaces	---	12	9.0%
Number of Dwelling Units	---	23	Handicap Spaces	---	4	3.0%
Number of Efficiency Units	---	0	Total Spaces	128 Min./ 182 Max	134	100%
Number of Single Bedroom Units	---	0	Loading Spaces	1	1	1
Number of 2 Bedroom Units	---	0	Bicycle Spaces	11	12	8.9%
Number of 3 Bedrooms Units	---	23	Other	---	---	---

E. LANDSCAPE BUFFERYARDS (Sec 5.6)

Location	Required Minimum Width	Proposed Width
1. East -Weaver Dairy Rd Ext.	20' Type 'C' (per LUMO 5.6.6 no parking at street)	20' Alternative Buffer (to be approved by CDC)
2. South -Homestead Road	20' Type 'C' (per LUMO 5.6.6 no parking at street)	20' Alternative Buffer (to be approved by CDC)
3. West -TOCH park land	20' Type 'C'	20' Type 'C'
4. North (Residential and Retail adjacent to Residential)	20' Type 'C' and 10' Type 'B'	20' Type 'C' and 10' Type 'B' Existing RCD Buffer

F. UTILITIES

Water	Sewer	Electric Service	Telephone Service	Solid Waste Collection
OWASA - Yes	OWASA - Yes	Underground - Yes	Underground - Yes	Town - Yes
# Well(s)	# Septic Tank(s)	Above Ground	Above Ground	Private - Yes
Community Well(s)	Comm. Package Plant			

*NOTE: Public water and sewer required if located inside Urban Service Boundaries.

Other	10 – 15%	>15 – 25%	>25%
Area in Slope Interval*	65,185 SF	44,613 SF	10,204 SF
Soil Type(s) On Lot	Georgeville silt loam 2-10% & Enon loam 6-12%		

* Only required for lots created after January 27, 2003.

G. ADJOINING or CONNECTING STREETS

STREET NAME	Right-of-Way Width	Pavement Width	No. of Lanes	Paved or Unpaved?	Existing Sidewalk (Yes/No)	Existing Curb/Gutter (Yes/No)
Weaver Dairy Road Ext.	98 Feet	28 Feet	2	Paved	Yes (One side)	Yes
Homestead Road	60-75 Feet	27 Feet	2	Paved	No	No

BRIDGEPOINT

Chapel Hill, North Carolina

Site Plan

SITE DATA

Tax Map #/s: 7, 24, 12 & 12A
 Parcel ID #/s: 9870-91-4488 / 9870-91-6528
 Acreage: Net - 8.38 AC / 363,811 SF
 Gross - 9.18 AC / 396,972 SF
 Existing Zoning: R-2
 Proposed Zoning: R-5-C
 Proposed Special Use Permit: PD-WU
 Required Minimum Building Setbacks:
 Street - 20', Interior - 6', Solar - 6'
 Proposed Dwelling Units: 23
 (Includes 3 Affordable Units)
 Units per Acre: 5.2 (based on 4.39 acres)
 Floor Area Proposed: Mixed Use - 27,400 SF
 (Permitted PD-WU A, B & C use per table 3.1-1 in LUMC)
 Townhomes - 59,167 SF
 Total - 77,567 SF

Building A - One Story w/ Basement 16,700 SF
 Building B - One Story w/ Vaulted Ceiling 10,700 SF
 Townhome Buildings - Two Story - 3 Bedroom Units
 (Units 19 & 20 w/ basements)
 Required Parking: Minimum - 88 Spaces
 (Mixed Use) Maximum - 123 Spaces
 *Assumes 10,050 SF of General Retail and 8,350 SF of Office
 Required Parking: Minimum - 40 Spaces
 (Residential) Maximum - 52 Spaces

Proposed Parking: Mixed Use - 87 Spaces (12 Compact)
 Residential - 47 Spaces
 Total - 134 Spaces

Proposed Bicycle Parking: Mixed Use - 12 spaces
 Impervious Surface: 3.23 ± AC / 143,112 ± SF (35.8%)
 RCD Disturbance: 7,872 SF in Managed Area
 13,965 SF in Upland Area
 (Areas disturbed for Stone/Retention Facility)
 Private Trash Collection Proposed

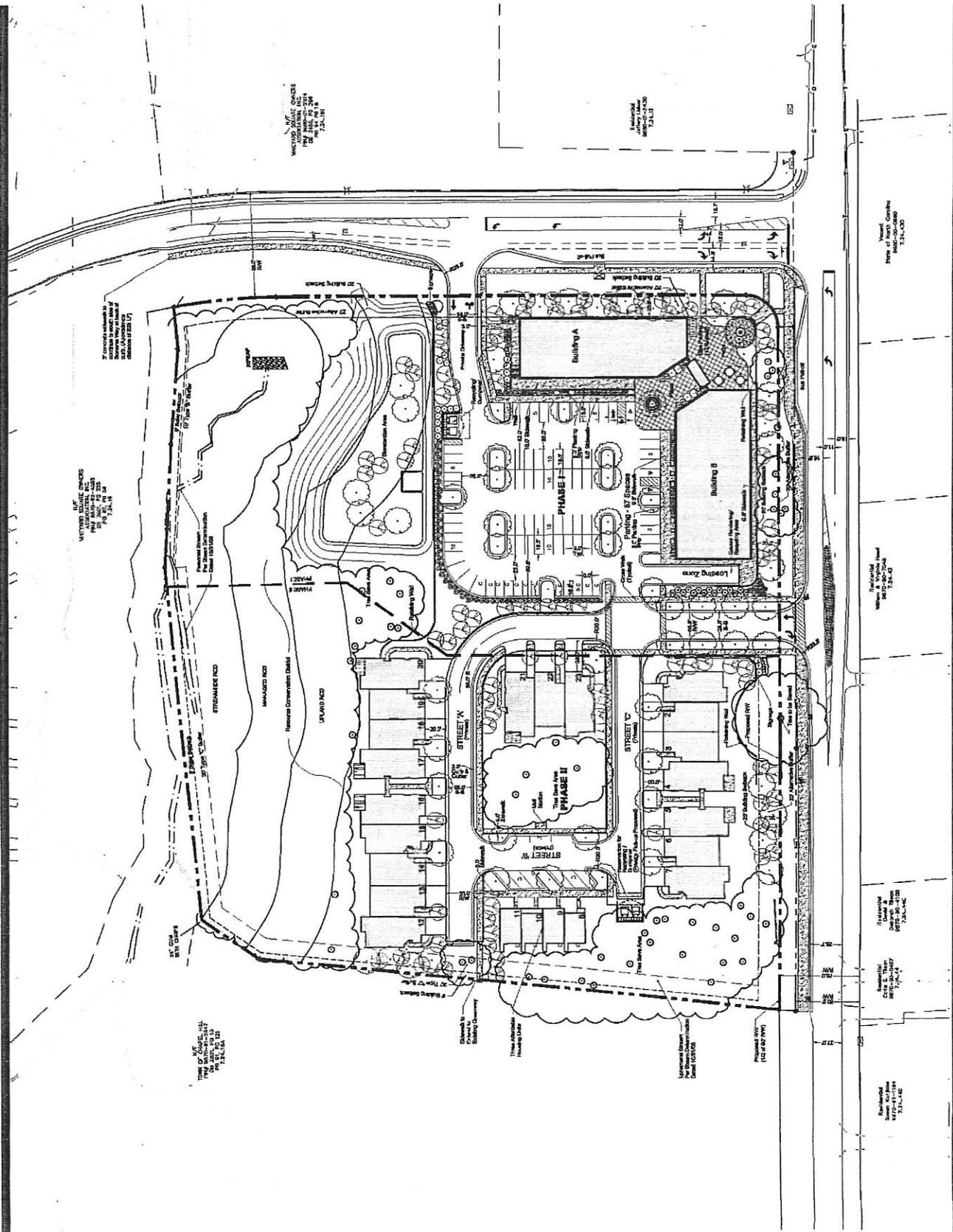
BRIDGEPOINT

Chapel Hill, North Carolina

Site Plan

THE RESPONSE
 1616 Evans Road, Suite 216
 Chapel Hill, NC 27514
 (919) 979-8658 Fax (919) 674-8180

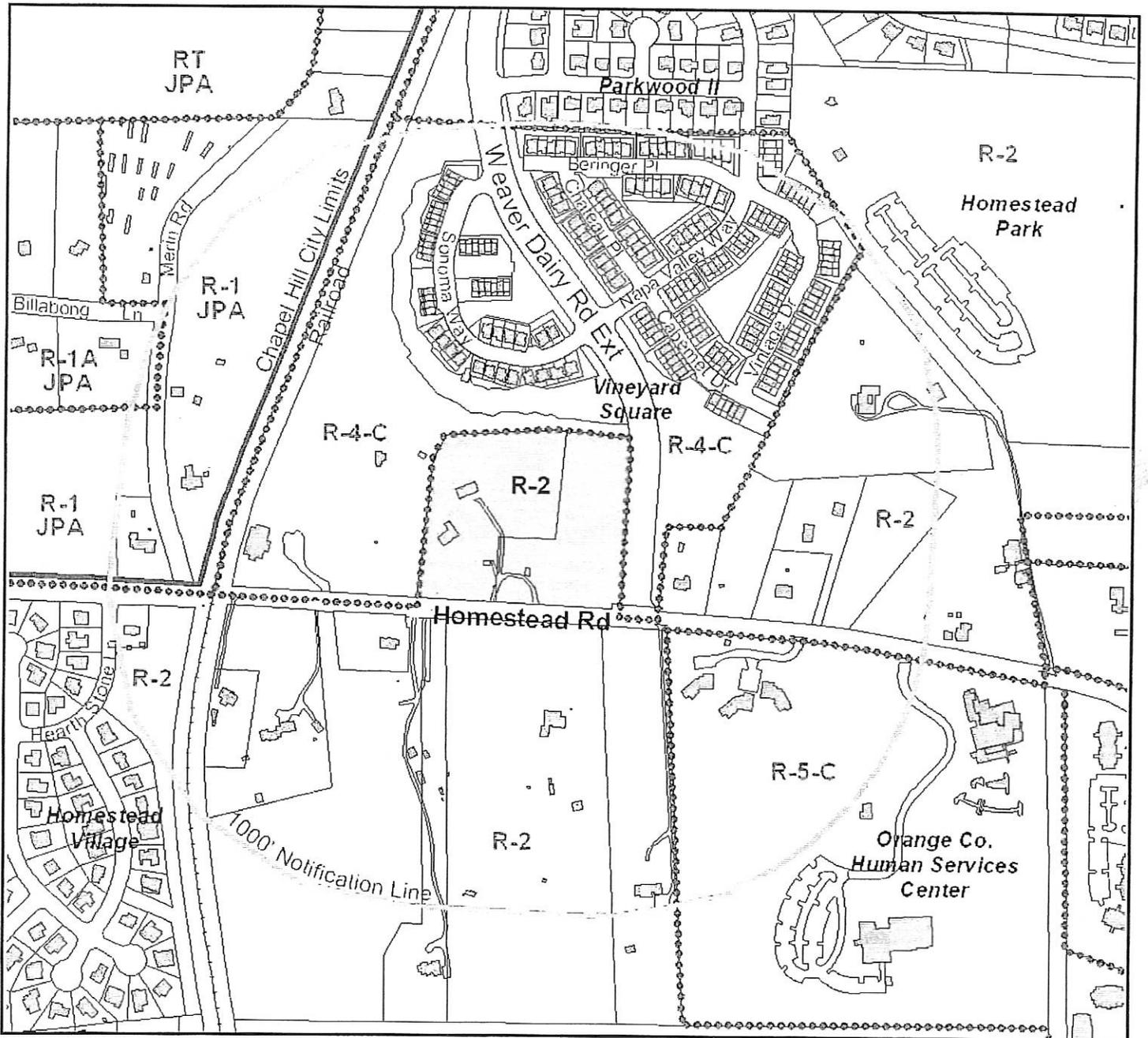
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OF 13 SHEETS	



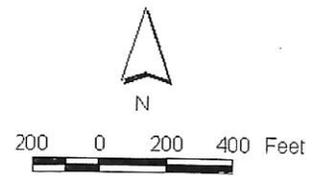
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Area Map Fraley Property



-  Fraley Property
-  Buildings
-  Chapel Hill Zoning
-  Joint Planning Agreement Area,
Chapel Hill Transition District
-  Chapel Hill City Limits



GIS Map prepared by
Town of Chapel Hill
Planning Department
October, 2008



PLANNING
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

March 11, 2015

Deborah H. Fraley
4753 Sharpstone Lane
Raleigh, NC 27615

Subject: Bridgepoint, 2214 Homestead Rd and 2300 Homestead Rd, Special Use Permit:
Construction Start Time Limit Extension (PINs: 9870-91-4489 and 9870-91-
9528, Project Number: 09-0034)

Dear Ms. Fraley:

Town staff has reviewed your request (attached) for an extension of the construction start time for Bridgepoint. I have reviewed the request in accordance with Section 4.5.5 of the Chapel Hill Land Use Management Ordinance and have determined that the permit has proceeded with due diligence, good faith, and conditions have not changed enough as to warrant reconsideration and require Town Council re-approval.

The approved Special Use Permit (attached) required that construction begin by May 24, 2013, and 2010 Amendments to the Permit Extension Act of 2009, passed by the North Carolina General Assembly, extended the construction start date to January 1, 2015. In approving your request, I hereby grant a twelve (12) month extension of the construction start date, to the new start date of January 1, 2016 in accordance with Section 4.5.5(b) of the Chapel Hill Land Use Management Ordinance. Further extension of the construction start date would require consideration by the Council.

Should you have any further questions, please contact Phil Mason, in Planning & Sustainability, at 919-969-5072.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mary Jane Nirdlinger".

Mary Jane Nirdlinger
Executive Director, Planning and Sustainability