

# Attachment B

CKE III, LLC  
16122 Morehead  
Chapel Hill, NC 27517

Mr. Marty Roupe  
Zoning Department  
Town of Carrboro  
201 W. Main Street  
Carrboro, NC 27510

May 4 2026

## **Second SUP Permit Extension for 201 North Greensboro Street Commercial Project**

Dear Marty,

We are still proceeding diligently and in good faith on the development of 201 North Greensboro Street Commercial Project. I am aware that the SUP for this project is due to expire June 21<sup>st</sup> 2026.

This is our second extension request, as we feel the viability of the building reflected in the SUP remains. There are however, challenges which we continue to work through.

As a developer, we are well capitalized to provide the necessary equity for the project and there are no execution specific issues. We are subject to a number of external market factors including rising construction costs, tariffs, and higher interest rates persisting.

Building the project speculatively without a user taking the entire building is a more challenging prospect. Rising delinquencies in office loans are causing banks to be very cautious and have no appetite for financing. Office buildings in the triangle are now being purchased for a fraction of what it costs to build them. Much of this stems from lower demand for office space following work-from-home practices becoming more prevalent.

As a build-to-suit project for a company who wants grade A office space at a visible corner in the heart of Carrboro, this is a very viable project which can be delivered in 2 years. To start fresh with a new SUP I'd estimate the delivery would extend to around 4-5 years. I believe the property with the SUP is a useful economic development lever for the Town. Although there is a small pool of potential build-to-suit users, so finding the right one can feel like a slow process.

We are committed to continue to look for a build-to-suit user and believe it is only a matter of time before we find the right one which will allow us to move forward with construction.

This SUP project continues to be the highest and best use for these parcels as currently zoned.

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In accordance with Land Use Ordinance Section 15-62(c)(ii) and (iii), the Owners/Developers of 201 North Greensboro Street Commercial Project property have "proceeded with due diligence and in good faith" and that "conditions have not changed so substantially as to warrant a new application." We understand that "extensions may be granted without resort to the formal processes and fees required for a new permit."

We hope that the Town Council will consider the factors and grant the extension.

Please contact me if you have any questions or clarifications.

Kind regards,

A handwritten signature in blue ink, appearing to read "E Lammas".

Edward Lammas  
To Managing Member, CKE III, LLC