

# Request for Permit Extension (3) Lloyd Farm Phase 1 SUP-A

Town Council Meeting – October 7, 2025

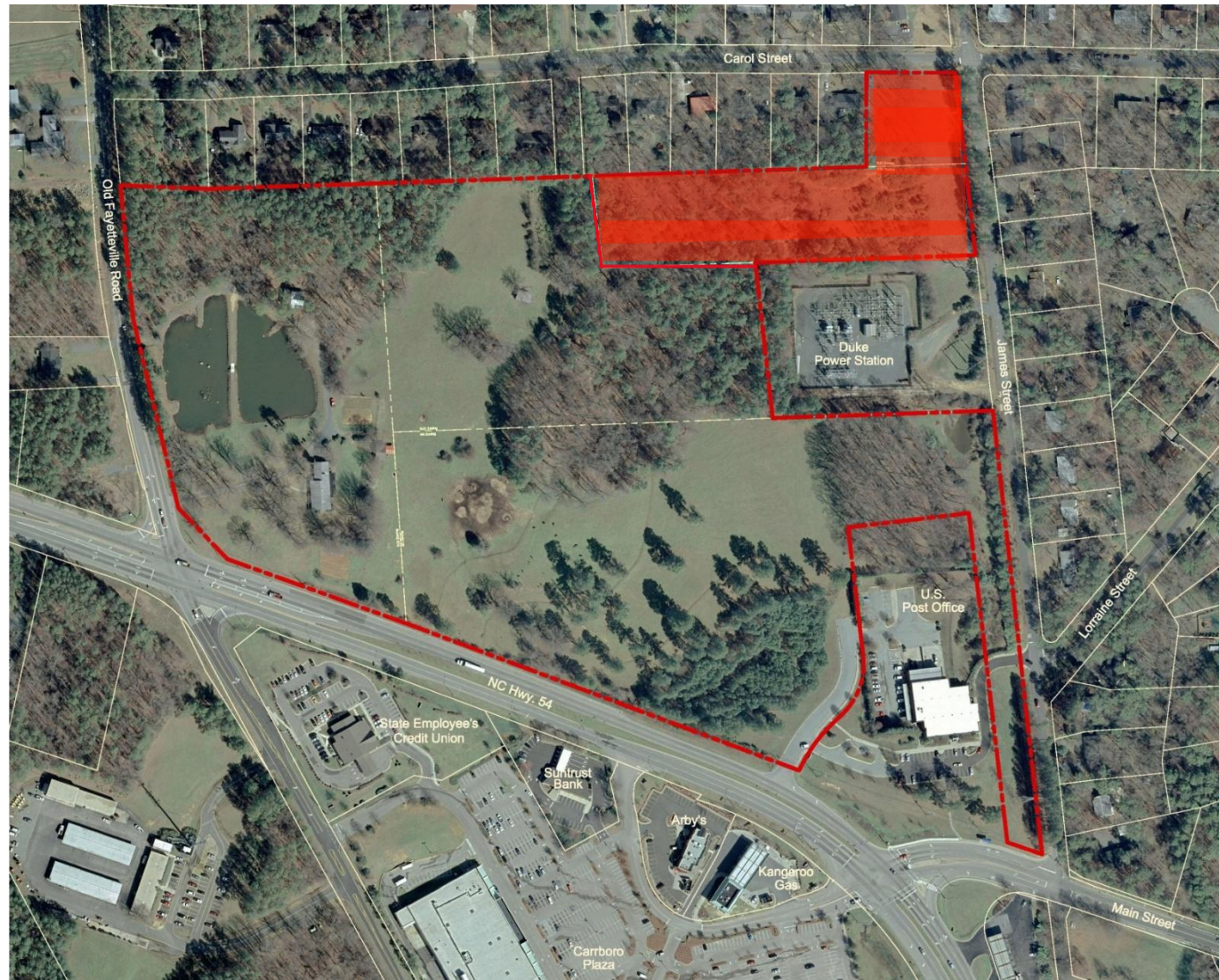


TOWN OF CARRBORO • NC

# Executive Summary

- Town approved Conditional Rezoning (B-4 CZ) for 35.4-acre Lloyd Farm development in October 2018.
  - Approved rezoning is a mutually agreed upon contract between the property owner and town, governing how the site may be developed. It includes 22 binding conditions and an associated illustrative site plan (*Attachment D*)
  - Approval followed facilitated mediation with applicant, neighbors and Town, which led to changes in the proposal and conditions designed to address community interests; this included a dedication of two lots (shown in red) to the Town
  - The mutually agreed upon conditions attached to the rezoning require that the developer go above and beyond usual ordinance requirements in multiple ways (*Attachment E*)
  - Changes to approved rezoning must be initiated by the property owner and approved by Town Council
- Town approved Special Use Permit-A (SUP-A) for Phase 1 in October 2019. The SUP-A continues the obligation of the developer to follow through with the agreed upon conditions that go above and beyond the usual ordinance requirements (*Attachment F*)
- While the conditional rezoning remains in effect and runs with the land, the SUP-A for each respective phase must either be built or the permit must be extended every two years, otherwise the permit portion expires

# Aerial Photograph of Lloyd Property



# Project Summary

## Mixed-use Development (commercial & residential, in multiple phases)

- Commercial Component
  - 145,322 square feet of commercial space +/- and about 570 parking spaces
  - grocery store anchor, retail, restaurant, office, including office or clinics of physicians or dentists medical, restaurants, gas station
- Residential Component (attended for residents 55+)
  - Multi-story apartment building, containing approximately 200 units & structured parking
  - 10 duplex “cottages” containing 20 units
- Other Amenities (some provided above and beyond ordinance requirements)
  - Outdoor event space with amphitheater
  - Multi-use path along interior road
  - Greenway trail with sections of raised boardwalk
  - Bike-ped connections to existing street network

# Illustrative Site Plan - Conditional Rezoning



**DEVELOPMENT SUMMARY**  
**DEVELOPER:**  
CARRBORO RETAIL, LLC C/O ARGUS DEVELOPMENT GROUP, LLC  
**SITE AREA:**  
1) 36.4 ACRES TO BE REZONED B-4-CZ TO ACHIEVE PROPOSED DEVELOPMENT PLAN  
2) 4.5 ACRES TO BE DEDICATED TO THE TOWN, NOT INCLUDED IN THE REZONING AND PROPOSED DEVELOPMENT PLAN  
**ZONING:**  
EXISTING: D-4 & R-15  
PROPOSED: B-4-CZ  
**COMMERCIAL USES**  
ANCHOR: GROCERY STORE ± 64,200 SF  
MEZZANINE ± 2,074 SF  
MINORS: RETAIL / OFFICE / RESTAURANT ± 26,400 SF  
OUTPARCELS: OFFICE / RETAIL / ENERGY CENTER ± 61,900 SF  
TOTAL ± 145,322 SF  
**RESIDENTIAL USES**  
SENIOR LIVING ± 220 UNITS  
**COMMERCIAL PARKING**  
GROCERY / MAIN RETAIL AREA ± 370 SPACES  
OUTPARCELS ± 202 SPACES  
**NOTES**  
1. THE USES ILLUSTRATED ON THE OUTPARCEL LOTS ARE SPECULATIVE. IN NATURE AND THESE LOTS COULD BE DEVELOPED WITH OTHER USES PERMITTED IN THE B-4-CZ ZONING DISTRICT.  
2. THE USES REFERENCED ON BUILDINGS NOT ON THE CONCEPT PLAN ARE SPECULATIVE AND FOR ILLUSTRATIVE PURPOSES. SO LONG AS ORDINANCE REQUIREMENTS ARE MET FOR A USE, THE FOLLOWING USES ALLOWED AT THE TIME OF APPROVAL UNDER THE B-4 ZONING CLASSIFICATION IN THE TOWN OF CARRBORO'S LAND USE ORDINANCE MAY BE CONTAINED IN THE TOWN OF CARRBORO'S LAND USE ORDINANCE AREA. OUTPARCELS INCLUDE ALL SUBPARCELS IF OVERALL LAND USE CATEGORY LISTED:  
• 1,232 Two-Family Residences - Duplex - No bedroom limit  
• 1,242 Two-Family Residences - No bedroom limit  
• 1,322 Multi-Family Residences - No bedroom limit  
• 1,332 Multi-Family Residences - Multi-Family Apartments - No bedroom limit  
• 2,000 Sales and Rental of Goods, Merchandise and Equipment  
• 3,000 Office, Clerical, Research and Services Not Primarily Related to Goods or Merchandise  
• 5,320 Educational, Cultural, Religious, Therapeutic, Social, Fraternal Uses - Located within any permissible structure  
• 6,121 Recreation, Amusement, Entertainment - Movie Theatres - Seating Capacity of not more than 300  
• 8,000 Restaurants (including food delivery services) - Bars, Night Clubs  
• 9,000 Motor Vehicle-Related Sales and Service Operations  
• 12,000 Services and Enterprises Related to Animals  
• 16,200 Dry Cleaners, Laundromats - Without drive-in windows  
• 18,000 Open Air Markets and Horticultural Sales  
• 22,220 Day Care - Child Day Care Facility  
• 22,300 Day Care - Senior Citizens Day Care, Class A  
• 22,400 Day Care - Senior Citizens Day Care, Class B  
USES ADDED AS PERMISSIBLE IN THE B-4 ZONING DISTRICT AFTER THE DATE OF APPROVAL MAY BE ALSO ALLOWED SO LONG AS ALL LAND USES ARE IN COMPLIANCE WITH THE TOWN OF CARRBORO'S LAND USE ORDINANCE.

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Lot Number	Use <sup>a</sup>	Phase	Size	Proposed (Phase 1)
LOT 1 - GREEN PASTURE/RECREATION	2.71 (100%) ACRES	Phase 1	8.53 Acres	86.62 Sq. Ft.
LOT 2 - GREEN PASTURE/RECREATION	—	—	1.28 Acres	—
LOT 3 - GREEN PASTURE	2.71 (100%)	Phase 1	1.87 Acres	—
LOT 4 - GREEN PASTURE <sup>b</sup>	0.21 (8%)	Phase 1/2B	1.28 Acres	—
LOT 5 - GREEN PASTURE	0.82 (3%)	Phase 1	5.62 Acres	240 Sq. Ft.
LOT 6 - GREEN PASTURE	—	—	2.02 Acres	—
LOT 7 - GREEN PASTURE	2.71 (100%)	Phase 2B	1.06 Acres	—
LOT 8 - GREEN PASTURE	—	—	1.62 Acres	—
LOT 9 - PAVED LOT	1.06 (4%)	Phase 1	12.87 Acres	—
			1.06 Acres	86.70 Sq. Ft.
	8.62 (32%) ACRES UP FOR DEVELOPMENT		1.70 Acres	
			1.70 Acres	

[illegible]

	Approved by Use of Conditional Use Permit - Review	Date 4/7/19	Initials dfl/sjl
	Reapproved by: Clear events	Date 7/16/18	Initials dfl/sjl
Approved by:		Date and by:	
Approved by:		Date:	

**Conditional Use Permit** **July 19, 2019**

Conditional Use Permit July 19, 2019

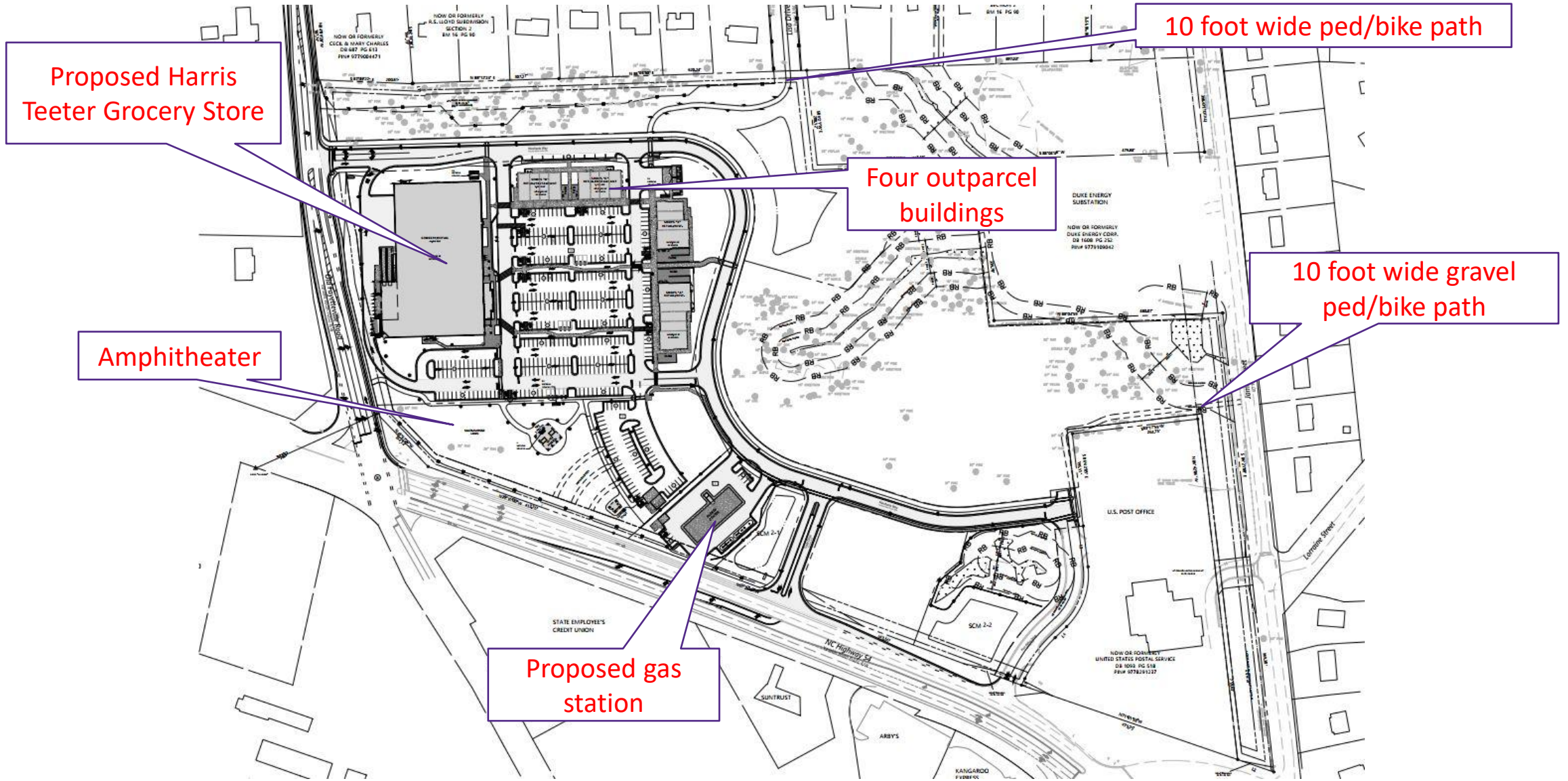
Not Approved for Construction  
Master Plan/Phasing  
(Preliminary Plat)

**MP1.50**

**Preliminary**

Project Number  
**3871101**

# SUP-A Site Plan for Phase 1 of Lloyd Farm



# Procedural Notes about Decision

## Decision on Permit Extension

- Approve. Extend the SUP-A for Phase 1 until October 2027
- Deny. If the SUP-A is not extended, the property owner will have the following choices:
  - Appeal the denial of the SUP-A extension
  - Apply for a new SUP-A, in accordance with the conditional rezoning
  - Apply for a new conditional rezoning if changes are desired (must be property owner initiated)
  - Leave the project and property idle until determining what to do in the future
- Of note, any changes to approved conditional rezoning must be initiated by property owner and approved by Town Council
- Questions?

# Supplemental Slides

# Rezoning Conditions - Binding

*(See Attachment E for full rezoning document)*

- Conditions 2, 3, and 4 provide for a maximum residential density, restrict residential use to residents 55 and older, and establish a significant obligation and requirements related to the affordable housing component of the project
- Condition 5 requires developer to donate two parcels of land to the town (along James Street)
- Conditions 10, 11, and 12 restrict hours when certain activities may take place on the site, including deliveries, collection of refuse and recycling, and landscaping maintenance
- Conditions 8, 13, 15, 16, and 17 address environmental matters including enhanced landscaping and buffers, a permanent open space lawn and amphitheater, enhanced stormwater measures, and turtle conservation. Of note, the developer agreed to treat stormwater events up to the 50- and 100-year level storms, which is beyond what is required by ordinance
- Conditions 1, 6, 7, 14, 18, 19, 20, 21, and 22 address transportation matters for all modes, internal and external to the project, including site access during construction
- Condition 9 specifies design elements and building materials for the commercial buildings

# Special Use Permit-A Conditions – Binding

*(See Attachment F for full SUP-A document)*

- Condition 4 reduces the parking required in Phase 1 by 35% percent (358 spaces provided instead of 539)
- Condition 8 provides for consistency with rezoning condition 18 about turtle conservation and relocation
- Condition 10 provides for consistency with rezoning condition 11 regarding restrictions on delivery hours
- Condition 11 provides for consistency with rezoning condition 12 regarding restrictions on when refuse and recycling services may take place
- Condition 12 provides for consistency with rezoning condition 13 regarding when landscaping maintenance activities may take place
- Condition 21 requires that the developer provide wiring infrastructure for solar panels on top of grocery story
- Condition 22 requires that the developer incorporate various and multiple environmentally friendly features into the design of the buildings
- Condition 24 defines the timeline for when the two parcels of land must be donated to the town, by stating that the dedication must occur before issuance of the first building permit(consistent with rezoning condition 5)