



3 May 2024

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

Subject: CUP Permit Extension for 603 Jones Ferry Road project- Permit #BALD-000544-2020

Dear Marty,

I am diligently working with Monarch Development NC and Dan Jewell on the development of the property located at 603 Jones Ferry Road, and it has come to our attention that the CUP for this development is set to expire on June 26th.

As previously communicated to you we are actively working on a proposed mixed-income, mixed-use development and the process is taking longer than anticipated. I respectfully request that the Town Council extend the permit for 2 years. We plan to prepay the extension fee once we receive the invoice.

In accordance with Land Use Ordinance Section 15-62(c)(ii) and (iii), the Owners/Developers of 603 Jones Ferry Road property have "proceeded with due diligence and in good faith" and that "conditions have not changed so substantially as to warrant a new application." Our understanding is that "extensions may be granted without resort to the formal processes and fees required for a new permit." We realize that a prior extension was granted to the previous owner during the negotiation of sale of the property. During the due diligence and entitlement process there have been numerous challenges to keep the ball rolling. We are in the final phases of this process and need a little more time. For these reasons, we are seeking a two-year extension of this CUP. We hope that the Town Council will consider the factors and grant the extension.

Please contact me if you have any questions.

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