



Harris Teeter
YOUR NEIGHBORHOOD MARKET

August 27, 2025

Marty Roupe

Development Review Administrator

Town of Carrboro

301 W Main Street

Carrboro, NC 27510

Re: Lloyd Farm Development

700 & 706 Old Fayetteville Road

Dear Marty:

This letter serves as a request for a two-year extension of the Special Use Permit-A for the above referenced project.

After the initial approval of the Special Use Permit-A in October 2019, the property was purchased from the Lloyd Estate and individual family members in early 2020. An extension to the Special Use Permit-A was granted on October 2023. Harris Teeter Properties LLC is proceeding with the development of the project and continues to work to value engineer and optimize the development in an effort to offset increasing construction costs and interest rates. These market conditions have resulted in delays in the project.

While we continue to work towards a construction start, it is clear that we will not have final construction permits in place and enough construction progress to meet the Special Use Permit-A requirements of October 2025. A two-year extension will allow us time to work through this process and deliver a successful project.

Thank you for your consideration and please don't hesitate to reach out should you have any questions.

Sincerely,

Robert Canipe (Aug 27, 2025 18:11:23 EDT)

Robert Canipe

Carrboro Retail, LLC

Martin Roupe

From: Ted Barnes <ted.barnes@durbandevelopment.com>
Sent: Thursday, October 2, 2025 1:31 PM
To: Martin Roupe; Christina Moon; Jon Hartman-Brown
Cc: jphares@harristeeter.com; PITMAN, JODIE L
Subject: Lloyd Farm

All,

Following up on our discussion this morning, please see the following general timeline from SUP approval in 2019 to present.

- Fall 2019: Project approved by Carrboro BOA.
- February 2020: Land purchase closed by Harris Teeter Properties with the Lloyd family.
- Spring 2020: The covid-19 reaches pandemic status and HT/Kroger temporarily halts work towards construction document production to assess effects of pandemic.
- 2021: HT/Kroger authorizes going forward with construction plan development and securing of necessary 3rd party entitlement/permits required for project.
- Early 2022: Plan development/entitlement sufficient to provide plans for preliminary pricing/budget.
- Late 2022/early 2023: Budget pricing received. Due to inflationary effects from the pandemic, the cost budget increased dramatically. The rapid inflationary impacts to cost were not accompanied by corresponding increases in market rental rates.
- Late 2023-Present: Ongoing discussions among HT, Kroger, and other 3rd party consultants concerning avenues to pursue to bridge the gap between revenue and cost, with the goal being a project financially viable for both HT's store occupancy cost and the development's ownership.

As mentioned, I am not privy to the internal discussions between HT and Kroger. That said, I have updated proformas for HT several times over the past 2 years and have no doubt there is continuing efforts from the HT team to find a solution allowing a project to be developed here.

TED BARNES
 Cell: 704-968-4360