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October 12, 2015

Town of Carrboro
Planning, Zoning, Inspections Department
301 West Main Street
Carrboro, NC 27510

Attn: Mr. James Thomas

Reference: CUP Extension
Matthews Family Building
Carrboro, NC 27510

Dear Mr. Thomas:

A Conditional Use Permit (CUP) was granted to W3M, LLC on September 27, 2007, in order to develop the Matthews Family Building at 609-611 NC 54 W, Carrboro, NC. Phase 1 of the project consists of remodeling an existing ~3,000 sf structure, constructing a parking lot and associated storm water facilities. In a subsequent phase, a second 3,000sf building will be constructed. Although the construction plans for this project were completed and approved by the Town, the existing CUP will expire because the use authorized by the CUP has not commenced and because less than 10% of the total cost of construction authorized by the CUP has been completed. W3M, LLC, the CUP holder represented by Mr. Raymond (Bud) Matthews, requests that the current CUP, due to expire November 21, 2014 be extended for one year.

As is discussed in the Town of Carrboro, LUO, section 15-62© a CUP may be extended for one year and in additional one-year increments provided three conditions are satisfied. In summary, these conditions are: 1) the existing permit has not expired; 2) the permit recipient has proceeded with due diligence and in good faith; and 3) the conditionals have not changed so substantially as to warrant a new application. These three conditions are satisfied by W3M, LLC on this project. Unfortunately, despite the developers' desire to complete this project, we are waiting for sustainable financial projections and indications that the neighborhood is improving and will then commence with this project as originally planned.

W3M, LLC believes that completion of the Bud Matthews Family Building project will not only be of economic benefit to the Town of Carrboro, but will also provide substantial visual improvement to the Town's western entrance. Please consider and approve this request for a CUP extension of one year.

If additional information is necessary, please do not hesitate to contact W3M, LLC at (919)929-0203.

Respectfully,
W3M, LLC


Raymond (Bud) Matthews