N.R. Milian
& Associates
LEASING - MANAGEMENT - SALES

March 12, 2015

Board of Aldermen
Town of Carrboro
301 Wast Main Street
Carrboro, North Carolina 27510

Re: Request

Dear Aldermen and Alderwomen,

The old hydrant building located along the railroad tracks behind Carr Mill was the subject of a hit and run somewhere between 11AM and Noon, on 2/20/15. It appears that a very large truck backed into it on the north side and has damaged it beyond repair. Carrboro Police have a report (#15-00963) on this incident. This is not the first instance of it being hit, as the building was previously clipped about a year ago on the west side. In that case, the damage was limited to the roof overhang and was mostly cosmetic. This time the damage is catastrophic and the building cannot be repaired. It is slowly collapsing and the only thing that has held it up so far are the barricades and stockpile of bagged ice melt stored inside. To prevent someone/something from being hurt, it has needed to come down ASAP. I previously contacted Carrboro inspections to have them look at it and they concur that it needs to finish coming down. The planning/zoning staff has indicated it may be part of the National Historic Registry and will not let this happen without board approval. It has since leaned even more severely and is teetering precariously.

Here is a little background information about how we came to know about the planning/zoning departments concern regarding National Registry, and hopefully will shed light on a possible reason for staff concern. Harris Teeter has begun a multimillion dollar store renovation. While developing the plans for this renovation, they were notified by Carrboro Fire Department that it would require the installation of a new fire hydrant on the rear of the Carr Mill property. The Fire Marshall recommended the preferred location which was in the area of the existing unusable hydrant. Unfortunately, due to the proximity of the property line and the driveway, doing so would require taking the building down and replacing the unusable hydrant in it with a new and easily accessible one in that same location. It would then be surrounded with pipe bollards for protection. They consulted with planning/zoning regarding this suggestion. It was at this meeting that Harris Teeter's engineer and I both became aware of the concern about the historical registry. Trish suggested that they would need to approach the town board if they wanted to consider that option. In order to prevent delaying their project, Harris Teeter chose not to go that route. With the assistance of the Fire Marshall, they instead worked out an alternative solution

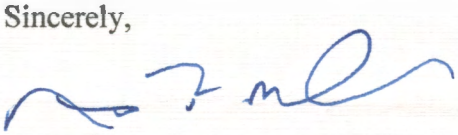
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for the hydrant location. This alternative location has been engineered and is included on the approved plans for Harris Teeter's renovation.

It is extremely unfortunate that this building has now been destroyed, and although the timing might be suspect, the reality is that alternative plans are complete for Harris Teeter's new hydrant location. This building is not salvageable and presents a public safety hazard. We respectfully request that you direct the inspections department to release the demolition permit when properly completed and paid, so that we can remove this hazard before someone gets hurt.

Thank you for your prompt consideration.

Sincerely,



Nathan R. Milian, CSM
Managing Agent,
Carr Mill Mall Limited Partnership

Enclosures


DANGER
RESTRICTED
AREA
KEEP
OUT
CAUTION
CAUTION
CAUTION







