

Lloyd Farm  
Carrboro, NC

Summary of Modifications in Master Plan (November 2016 Plan vs. March 2018 Plan).

1. The 2016 plan anticipated use for the frontage parcel immediately east of the main access drive off Highway 54 (and in front of the Senior Living Project) has been modified from single-story retail building with a drive-thru, oriented in the middle of the parcel, to a multi-story office/medical office facility oriented towards the internal road. The multi-story facility is designed to be up to 3 stories, with a total of just over 31,000 square feet. Parking is provided at a ratio of approximately 3.75 spaces per 1,000 square feet.
2. Stormwater Control Measures ("SCM") have been modified and relocated throughout the site. Specifically, a SCM has been relocated to immediately west of the main access drive off Hwy 54 to more effectively serve the entire southwest corner of the site and take advantage of the natural topography.
3. The 2016 plan proposed a financial institution use with a drive-thru on the parcel immediately to the east of the main access point off Hwy 54. The 2018 plan indicates an Energy Center on the first developable parcel east of this main access point. The Energy Center will consist of gasoline/diesel fuel options, electric car charges stations, parking for car sharing services, and bicycle repair equipment.
4. The parcel immediately northwest of the Energy Center was proposed on the 2016 plan as a single-story 3,800 square foot retail/restaurant/office building. The 2018 plan indicates a three-story building of approximately 24,750 square feet. This building can be a mixed-use building with office over first floor retail. The parking area to the west of this building has been increased to service the larger building footprint and will also serve as off-hour parking for the Event Lawn.
5. The Event Lawn, located on the southwest portion of the site at the Old Fayetteville Rd/Hwy 54 intersection, has been significantly enlarged and enhanced. An area for an amphitheater has been added at the lower topographical area of the Event Lawn, taking advantage of the natural slope in that area. Walkways will connect this lower area to the upper area of the Event Lawn, which will feature existing shade trees, man-made shade areas and a large enough open area for outside events such as craft fairs.
6. The main retail parking lot has been consolidated in the 2018 plan to allow for one-stop parking, where visitors can park in any portion of the lot and conveniently shop any of the retailers. Additional parking spaces have been provided along the southern edge of the parking area to serve as an area for Event Lawn parking. An additional walkway through the parking area is present in the 2018 plan, connecting the southern retail building to the sidewalk in front of the grocery store.
7. The main service area for the retail shops has been relocated from the south side of the main parking area to the north side, due primarily to topographical concerns.
8. The grocery store footprint has been "flipped" so to orient their entrance to the south side of the parking area. 3,900 square feet of retail space adjacent to the grocery store indicated on the 2016 plan has been removed from the 2018 plan.
9. The two retail buildings on the east side of the main parking area have been reduced in size by approximately 4,100 square feet.

10. Two retail/restaurant buildings indicated on the south side of the main parking area on the 2016 plan have been relocated to the north side on the 2018 plan, with 1,000 square feet increase in total size of these two buildings, to create a more effective street-scape along the main internal roadway.