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*142 Sage Road Property Owner's
1777 Fordham Boulevard
Chapel Hill, NC 27514
(919)967-2278*

ATTACHMENT 1

March 3, 2005

Honorable Kevin Foy and Chapel Hill Town Council Members
306 N. Columbia Street
Chapel Hill, NC 27516-2113

RE: Wilson Assemblage/Sage Road Connector to Lowes Intersection

Dear Mayor Foy and Chapel Hill Town Council Members:

Initially, in 2003 Crosland Inc. requested permission to access our property located at 142 Sage Road with the intent to construct a road requiring approximately 11,350 square foot of land right-of-way along the north side of the property. In exchange for access to the Sage Road property the owners agreed that the Crosland would request approval for a 20,000 square foot building with 66 parking spaces.

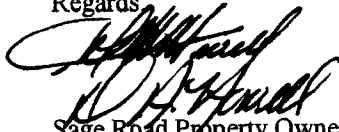
In 2004, Crosland presented this plan to the Chapel Hill Town Council. The Staff reviewed Crosland's request and they requested a revision to the plan requiring the road to be routed through our Sage Road property which included approximately 30,000 plus square feet of land for Crosland to build a Sage Road connector. The revised road right-of-way would connect with the Lowes entrance and include a stop light to be provided by Crosland. This request also required the Sage Road property owner to allocate three times as much property for the Sage Road connector.

In lieu of any monetary compensation for the additional land that is required by the Town of Chapel Hill Staff for Crosland to construct the road for the Sage Road right-of-way, we agreed for Crosland to obtain approval for an 18,000 square foot building with a double drive-thru window. Our agreement to allow for an 18,000 square foot building with double drive-thru window would not totally offset the land cost for the additional land contribution but would offer marketing flexibility and is allowed in this process.

Please note, that the interior location of the drive-thru window does not access Sage Road or the new road to be built by the Developer. Since the window access is located on the interior of the parking lot, this location would not impact the original traffic count.

We respectfully request your consideration to allow the approval of this project.

Regards


Sage Road Property Owner's
Drew Howell and Dennis Howell

DH/ph

cc: Mr. Cal Horton, Town Manager
Mr. Roger Walden, Town Planning Director
Mr. David Ravin, Crosland, Inc.