



TOWN OF CHAPEL HILL

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www.Townofchapelhill.org

May 29, 2019

Mr. Tim Jezisek
Vice President of Development
Grubb Properties
Email: TJezisek@grubbproperties.com

Subject: Glen Lennox Development Agreement – Minor Modification Determination for New Exhibit

Mr. Jezisek:

I am writing in response to your request for a Minor Modification to clarify the decision-making authority and review process for adding an Alternate Option Exhibit C within the Glen Lennox Development Agreement. Specifically, your request proposes to offer as an option, a new cross-section for Glen Lennox Drive, for improving vehicular, bicycle, and pedestrian circulation. The Development Agreement prescribes street sections for the major roads in Glen Lennox.

Development Agreement 4.10 governs amendments and modifications to the Agreement and establishes two categories of modifications: *Major Modifications* and *Minor Modifications*. *Major Modifications* are those that meet a set of specified standards outlined by 4.10, and require Town Council approval. *Minor Modifications* include all other amendments or modifications to the Agreement and may be decided upon by the Town Manager.

It is incumbent upon me to determine if this request is classified by the Development Agreement as a *Major Modification* (Town Council authority) or as a *Minor Modification* (Town Manager authority). The request does not meet the standards of 4.10 to constitute a *Major Modification*, and does not merit public review because of size, perimeter location or transportation impacts (4.10.h). Therefore the proposed change is considered a *Minor Modification* and may be decided by the Town Manager.

Accordingly, I am notifying the Town Council as prescribed in 4.10.j, and the adjustment is publicly posted online at the Town's Glen Lennox website, fulfilling the requirements of 4.10.i. The approved copy of this request will be posted in the same location.

A decision on the minor modification request will be forthcoming on the format as provided with the request letter.

Sincerely,

A handwritten signature in cursive script that reads "Maurice Jones".

Maurice Jones
Town Manager