

10-07-2020 Town Council Meeting

Responses to Council Questions

ITEM #16: Open the Public Hearing: Limited Scope Special Use Permit Modification - Carraway Village, 3000 Eubanks Road

Council Question:

What does the clean-up of a gas station, referenced on p. 228 of the agenda packet, entail?

Staff Response:

As there is no gas station on the site now, the applicant's understanding of clean-up refers to any new gasoline station, whether an accessory or stand-alone use, having to meet strict regulations for installation and operation governed by the State of North Carolina through North Carolina Division of Environmental Quality (NCDEQ).

Council Question:

In the staff report, it says that one of the requests is to “modify the commercial ground sign requirements to allow for increase in tenant panels, sign dimensions, and illumination.” The accompanying applicant materials talk about adding name panels to the sign and allowing construction earlier than in the original approval, but does not mention a change in size or illumination. Which is actually being proposed?

Staff Response:

The only change requested with this Modification is the threshold that triggers allowing these changes to dimensions, illumination etc. – the existing SUP allows all of these changes after Zoning Compliance Permit Applications have been submitted for more than 25,000 sf of commercial floor area; the modification proposed would adjust this threshold to 20,000 sf of commercial floor area.