



TOWN COUNCIL

5.18.2022

Harris Teeter – Special Use Permit Modification





PROCESS

Staff Review



Advisory
Boards and
Commissions
Preliminary
Forum



Open
Evidentiary
Hearing
5/18/2022



Council Action
6/18/2022

Draft



PROCESS

Quasi-Judicial Process

No Council discussion outside the public hearing

Speakers provide factual evidence under oath during the evidentiary hearing

Council reviews evidence and determines if ordinance standards are met

Draft



RECOMMENDATION

- Open the Evidentiary Hearing
- Receive Evidence
- Continue Hearing to June 15, 2022

Draft



PROCESS

Master Land Use Plan (MLUP)

Special Use Permit (SUP)

Individual Projects

Draft



FINDINGS OF FACT

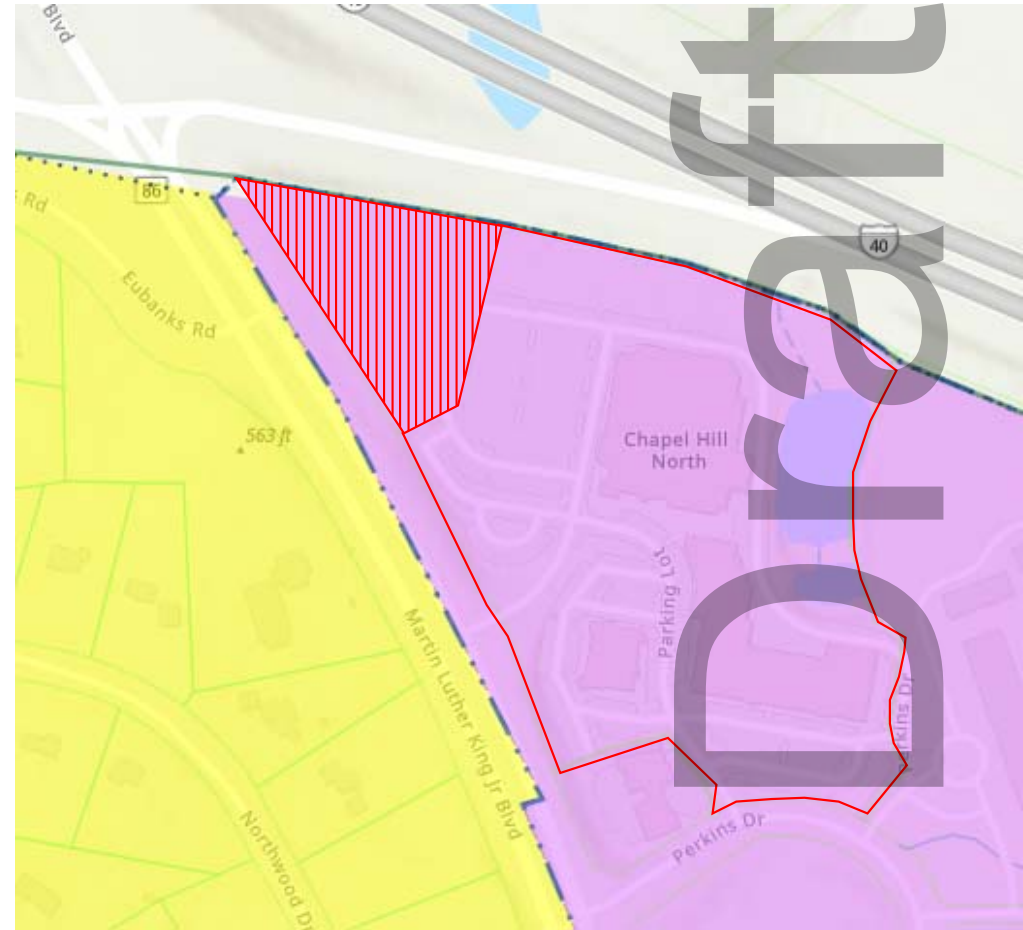
4.5.2 Standards and Findings of Fact.

- (1) That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
- (2) That the use or development complies with all required regulations and standards of this chapter, including all applicable provisions of articles 3 and 5, the applicable specific standards contained in the supplemental use regulations (article 6), and with all other applicable regulations;
- (3) That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and
- (4) That the use or development conforms with the general plans for the physical development of the town as embodied in this appendix and in the comprehensive plan.



PROJECT SUMMARY

- ❑ 5.08 acre site
- ❑ Extend SUP to Parcel #9880-27-0438
- ❑ 11,572 SF addition to grocery store + pharmacy drive-in window
- ❑ New fuel center with 7 fuel pumps (14 fuel positions) + 240 SF kiosk
- ❑ Additional parking and drive aisles



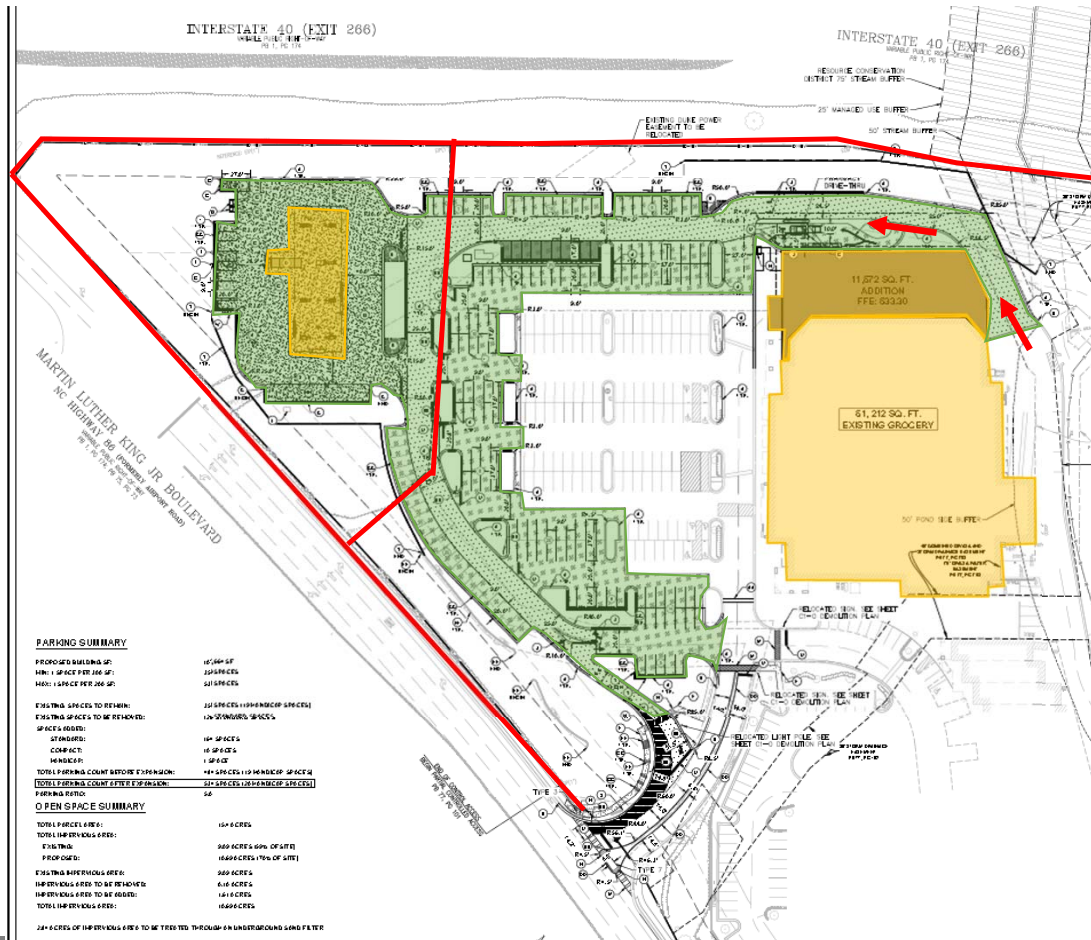


EXISTING CONDITIONS





SITE PLAN



PARKING SUMMARY

PROPOSED BUILDING SF:	107,647 SF
MIN: 1 SPACE PER 266 SF:	404 SPACES
MAX: 1 SPACE PER 266 SF:	404 SPACES
EXISTING SPACES TO REMAIN:	322 SPACES (139 STANDARD SPACES)
EXISTING SPACES TO BE REMOVED:	126 SPACES (86 SCS)
SPACES ADDED:	
STANDARD:	147 SPACES
COMPACT:	18 SPACES
HANDICAP:	1 SPACE
TOTAL PARKING COUNT BEFORE EXPANSION:	447 SPACES (139 STANDARD SPACES)
TOTAL PARKING COUNT AFTER EXPANSION:	571 SPACES (139 STANDARD SPACES)
PARKING DENSITY:	26

OPEN SPACE SUMMARY

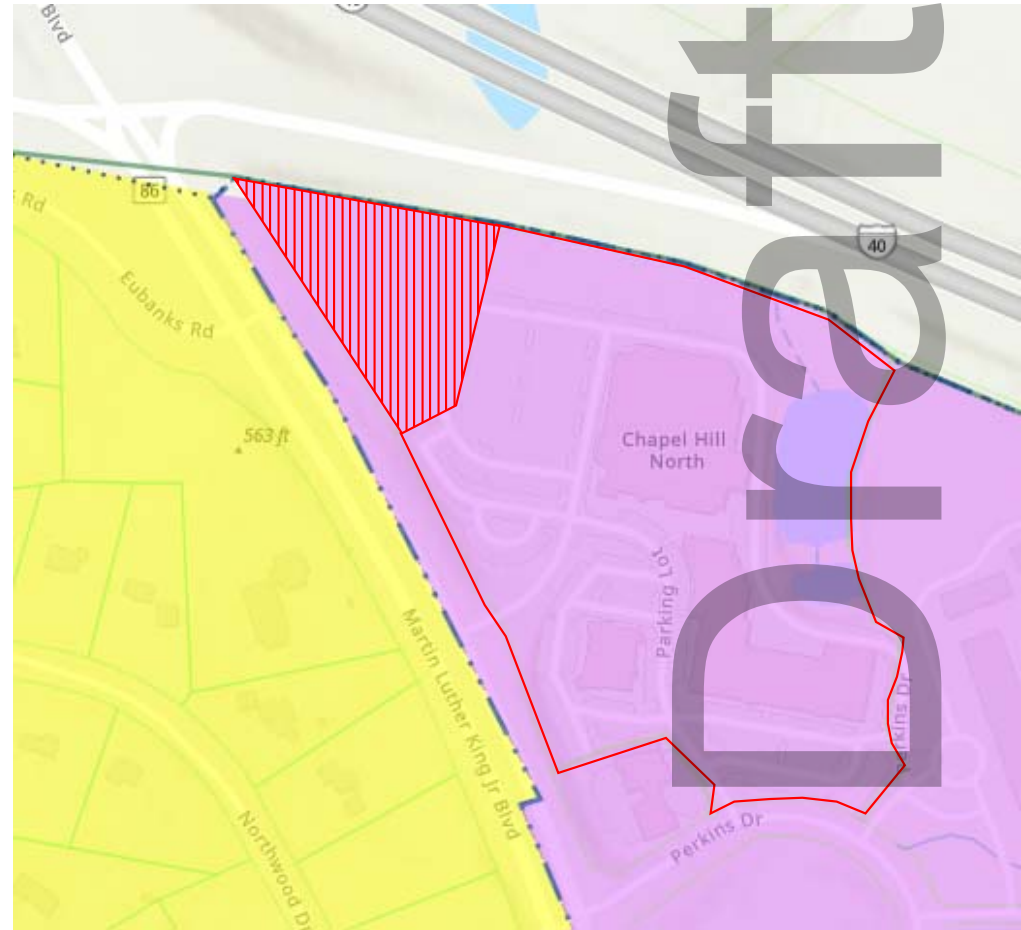
TOTAL PARCELS AREA:	15.4 ACRES
TOTAL IMPERVIOUS AREAS:	
EXISTING:	269 ACRES (60% OF SITE)
PROPOSED:	1866 ACRES (75% OF SITE)
EXISTING IMPERVIOUS AREAS:	269 ACRES
IMPERVIOUS AREAS TO BE REMOVED:	6.16 ACRES
IMPERVIOUS AREAS TO BE ADDED:	181.6 ACRES
TOTAL IMPERVIOUS AREAS:	1866 ACRES
24.6 ACRES OF IMPERVIOUS AREAS TO BE TREATED THROUGH AN UNDERGROUND SAND FILTER	

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PROPOSED MODIFICATIONS

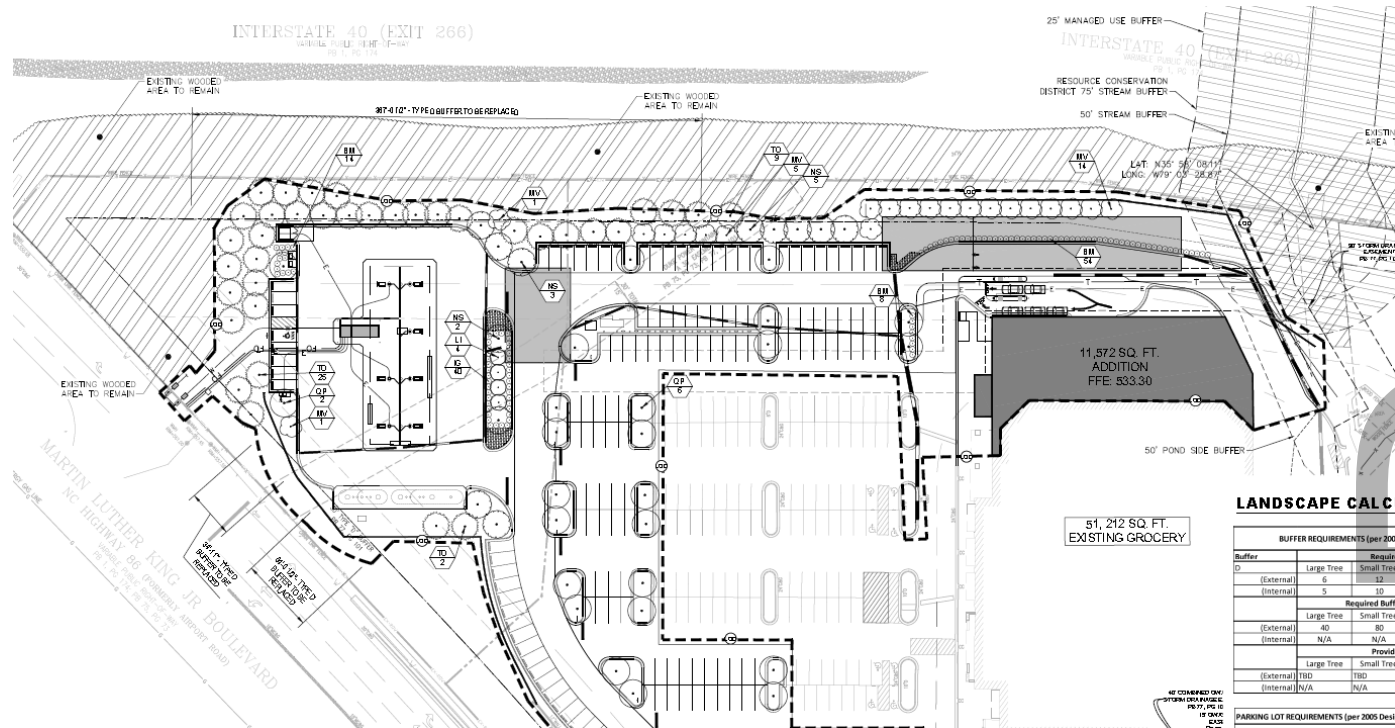
- Extend the SUP to encumber fuel center parcel
- Modify the SUP to allow for pharmacy drive-in
- No raised bike lane along Martin Luther King, Jr. Blvd.





PROPOSED MODIFICATIONS

- Modify the Buffer from 100 ft. along I-40 to 30-foot Type 'D' Buffer



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