

06-14-2023 Town Council Meeting

Responses to Council Questions

ITEM #10: Close the Legislative Hearing and Consider a Conditional Zoning Application for Starpoint Refuel at 1950 U.S. 15 501

Council Question:

Was a payment in lieu for sidewalks ever considered? It would help fund eventual connectivity projects if/when development in the area increases. It doesn't look like the new proposed sidewalk provides any meaningful connectivity improvement as currently designed.

Staff Response:

Staff considered a sidewalk payment-in-lieu for this project, but ultimately did not request it. The challenge with payments-in-lieu is that they must be used to serve the site of the development providing the funds. Without any specific plans for larger Town-funded pedestrian improvements in this area, there is risk that any payment would remain unused indefinitely. We know in this case that a larger Town project would at a minimum need to include the crosswalks and associated infrastructure adjacent to the site, as required by NCDOT. Staff also notes that for eventual sidewalk construction, the Town would have to contend with Starpoint's site conditions including the proposed retaining wall, which would lead to cost increases.

The new proposed sidewalk avoids impacts that additional pedestrian infrastructure would have produced such as increased retaining wall height, ADA access challenges, and cost of crosswalk signals. The applicant can provide additional information about their consideration of proposed improvements as part of their presentation.