



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

phone (919) 968-2728
www.townofchapelhill.org

MEMORANDUM

To: Wegmans (1810 Fordham Boulevard) File

From: Michael Sudol, Planner II

Date: August 20, 2020

Subject: Landscape Buffer and Lighting Plan Review

On October 17, 2017 the Chapel Hill Town Council approved a Special Use Permit Modification for 1810 Fordham Blvd. (Orange County Parcel Identifiers Numbers 9799-78-2879, 9799-78-2474, 9799-78-0414, and 9799-78-0494), also known as Wegmans. This memo intends to clarify the stipulations of approval included in the Special Use Permit Modification regarding review of Landscape Buffers and the Lighting Plan.

Landscape Buffer Stipulation:

36. Modified Buffers: Prior to issuance of a Zoning Compliance Permit, the Community Design Commission shall provide courtesy review comments on all modified landscape buffers.

The Town Council passed this stipulation limiting additional review of the approved modified buffers to a courtesy review by the Community Design Commission. As such, no additional requirements can be made of the applicant outside of what was approved by Town Council. Requests and suggestions can be made by reviewers but cannot result in any subsequent approvals or denials.

Lighting Plan Stipulation:

44. Lighting Plan Approval: Prior to issuance of a Zoning Compliance Permit, the Community Design Commission shall approval a lighting plan for this site and shall take additional care during review to ensure that the proposed lighting plan will minimize 1) upward light pollution; and 2) off-site spillage of light. [LUMO 8.5.5]

The Town Council passed this stipulation to require approval of the lighting plan by the Community Design Commission. The Community Design Commission may require revisions to the plan to ensure that the above conditions are met, namely minimizing light pollution and off-site spillage of light. However, requirements based on this stipulation cannot be in conflict with Stipulation #36: Modified Buffers. Any additional requirements for the lighting plan must not be related to the approved modified landscape buffers.