



# TOWN COUNCIL

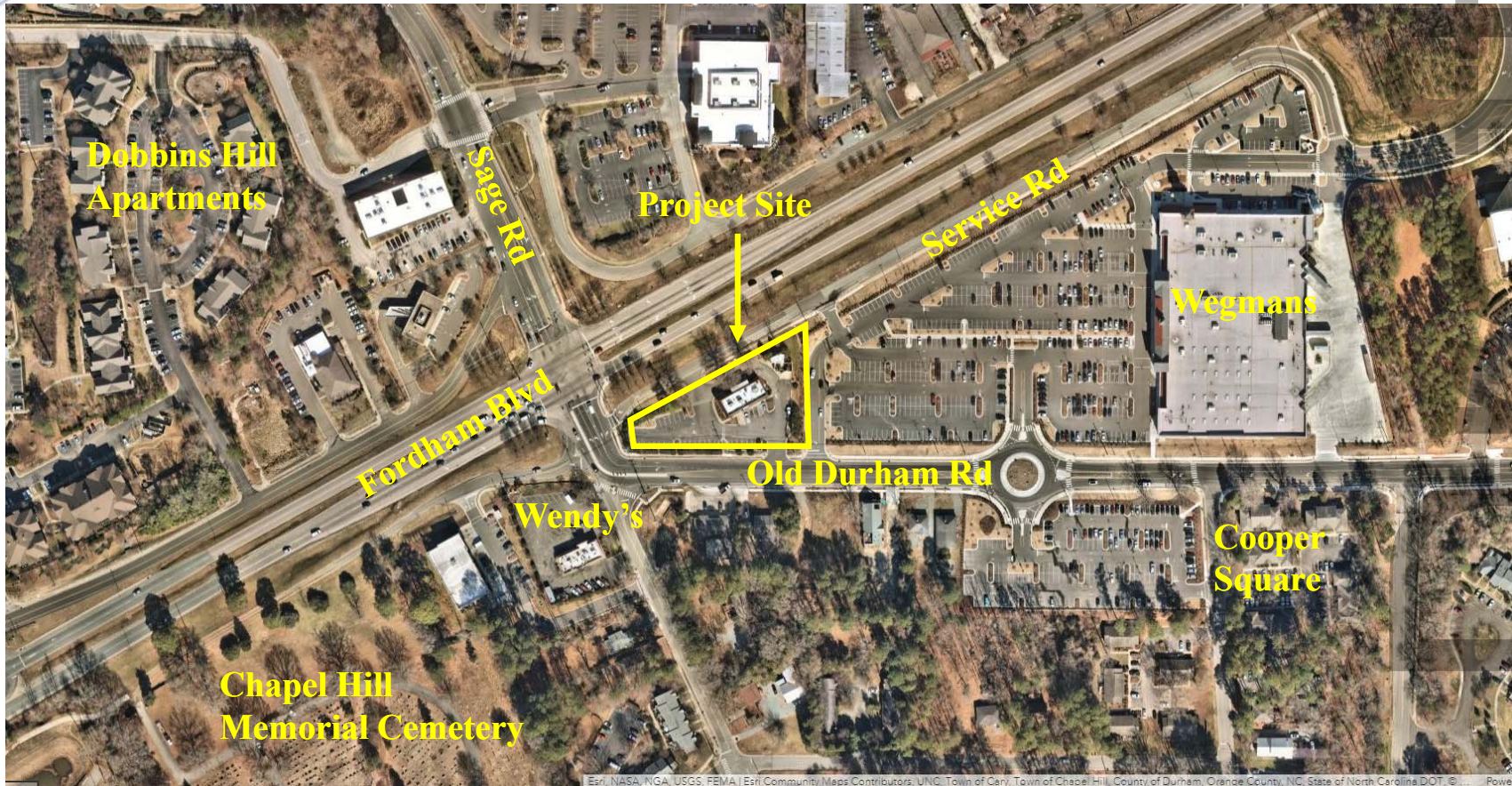
SPECIAL USE PERMIT  
May 18, 2022

## Fifth Third Bank at 1800 Fordham Boulevard





# AREA MAP





# RECOMMENDATION

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

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# PROCESS OVERVIEW

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Staff Review  
/Preliminary  
Forums with  
Advisory Boards



Open Evidentiary  
Hearing  
5/18/2022



Council Action  
6/15/2022

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# FINDINGS OF FACT

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## *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;

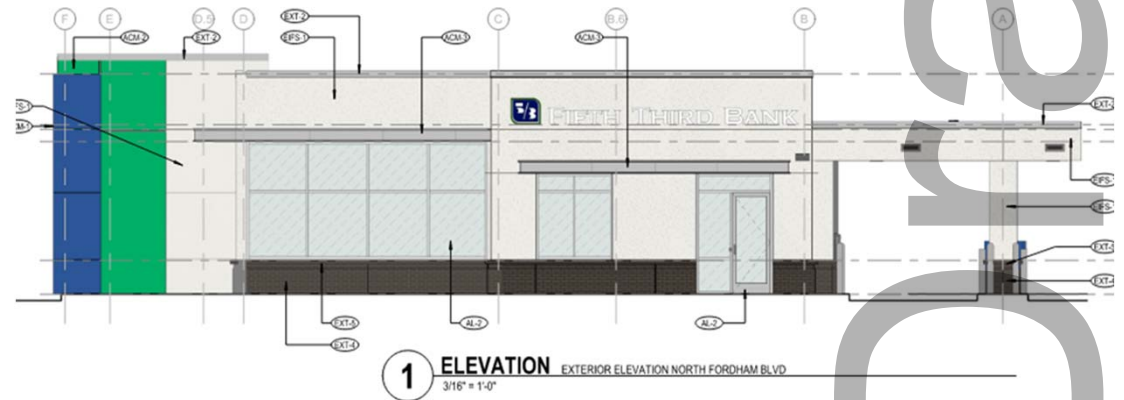
(3) That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and

(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.



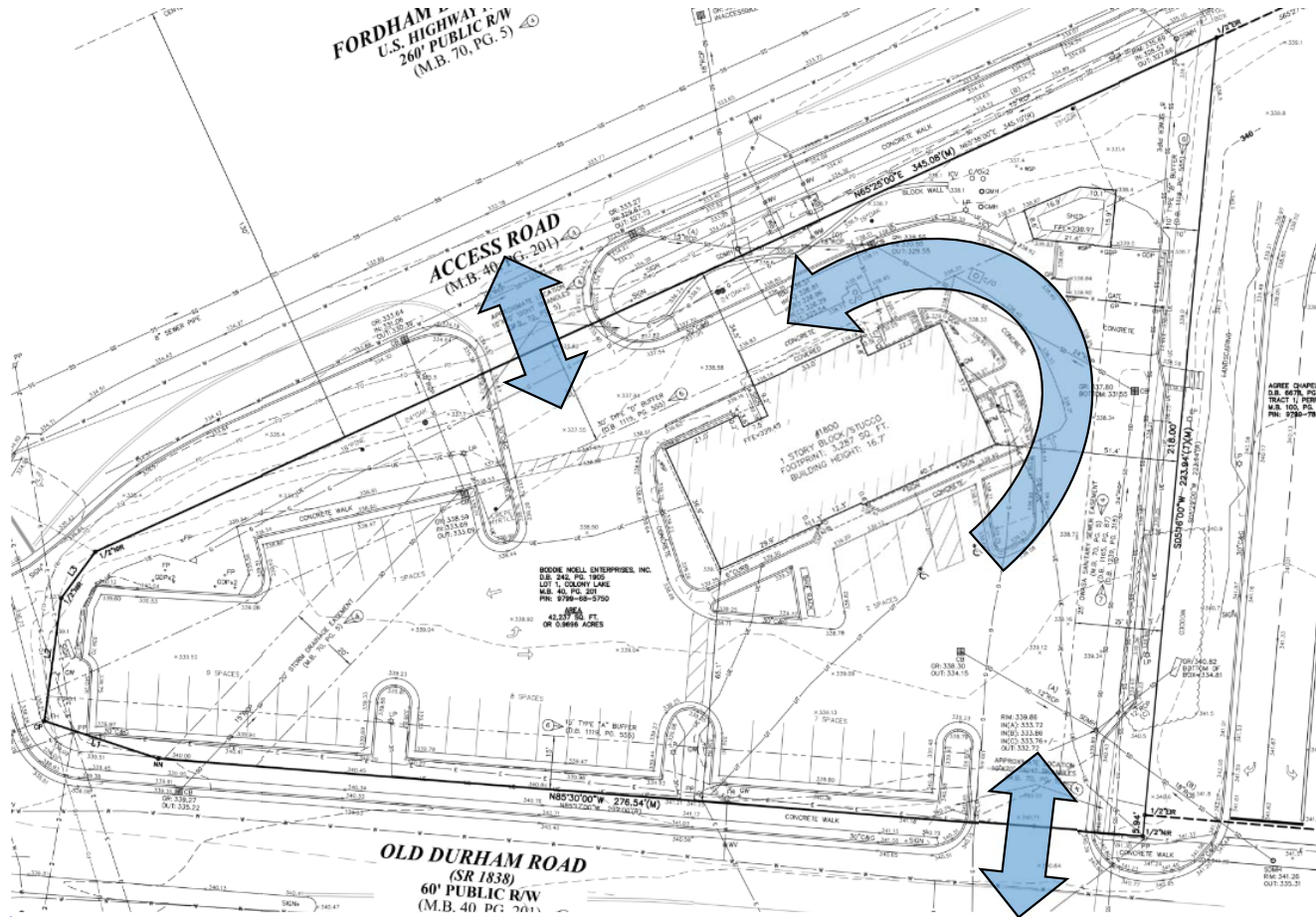
# PROJECT SUMMARY

- Community Commercial (CC)
- Drive-in window permitted as special use
- Demolish existing Hardees and parking lot
- Build a 2,400 sq. ft. bank with drive-in teller and ATM





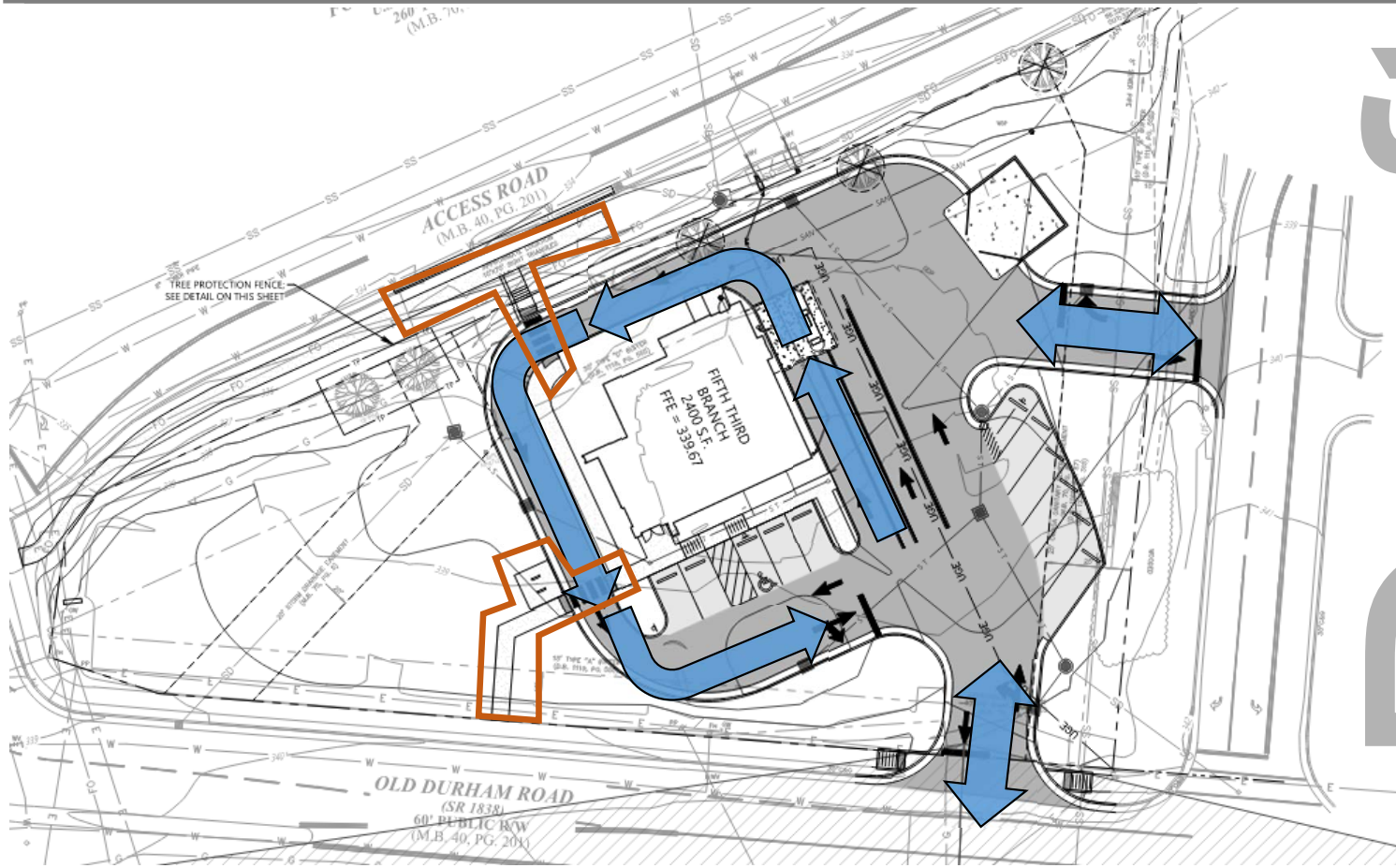
# EXISTING CONDITIONS



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# PROPOSED SITE PLAN



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# PROPOSED MODIFICATIONS

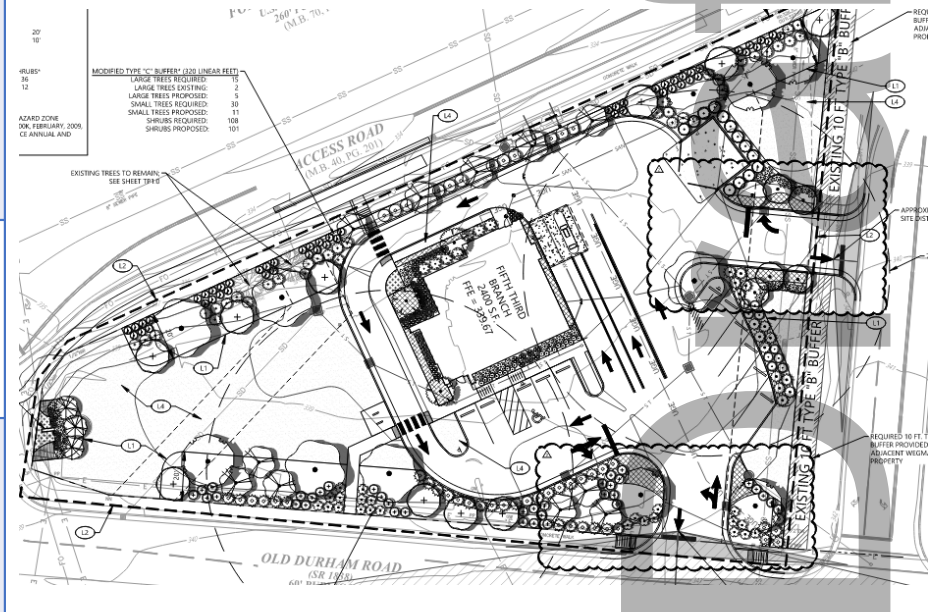
LUMO Section	Requirement	Request
Sec. 5.3.2 Steep slopes	25% disturbance limitation of slopes 25% or steeper	Disturb 100% of steep slopes
Sec. 5.9.6(c)(1) Entrance drives	Entrance drives into parking boarded by a min. 8 ft. wide landscaped buffer strip	Reduce buffer width to comply with NCDOT requirements
Sec. 5.9.6(c)(2)I Drive-thru screening	Continuous compact evergreen or screening wall of a minimum 4 ft. in height.	Modify planting, height, and opacity requirements to increase visibility of the site



# PROPOSED MODIFICATIONS

## Sec. 5.6 Landscaping, screening, and buffering

North (15-501)	Type "C" 20 ft. buffer required	Modified Type "C" 20 ft. buffer with reduced plantings and tapered width
East (Wegmans)	Type "B" 10 ft. buffer required	Utilize existing modified buffer on Wegmans site
South (Old Durham)	Type "C" 20 ft. buffer required	Modified Type "C" 20 ft. buffer with reduced plantings and tapered width





# RECOMMENDATION

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