



CONDITIONAL ZONING Starpoint Refuel

June 14, 2023





RECOMMENDATION

Close the Legislative Hearing

Adopt the Resolution of Reasonableness and Consistency

Enact the Ordinance approving the Conditional Zoning



4 ELEVATION - REAR (NORTHWEST FACE - SMITH LEVEL RD.)



2 ELEVATION - FRONT (SOUTHEAST FACE - US HWY 15 (R1 S))



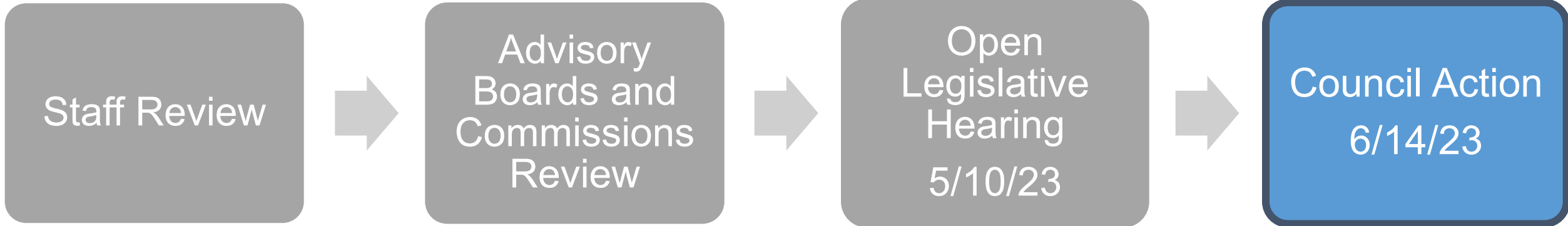
PROJECT SUMMARY

- ❑ 1.26-acre site
- ❑ Existing Zoning:
Neighborhood Commercial (NC) and
Residential Low Density (RLD-1)
- ❑ Proposed Zoning:
Neighborhood Commercial –
Conditional Zoning District (NC-CZD)
- ❑ Existing Gas Station and Retail
- ❑ Proposed Gas Station and
Convenience Store





PROCESS

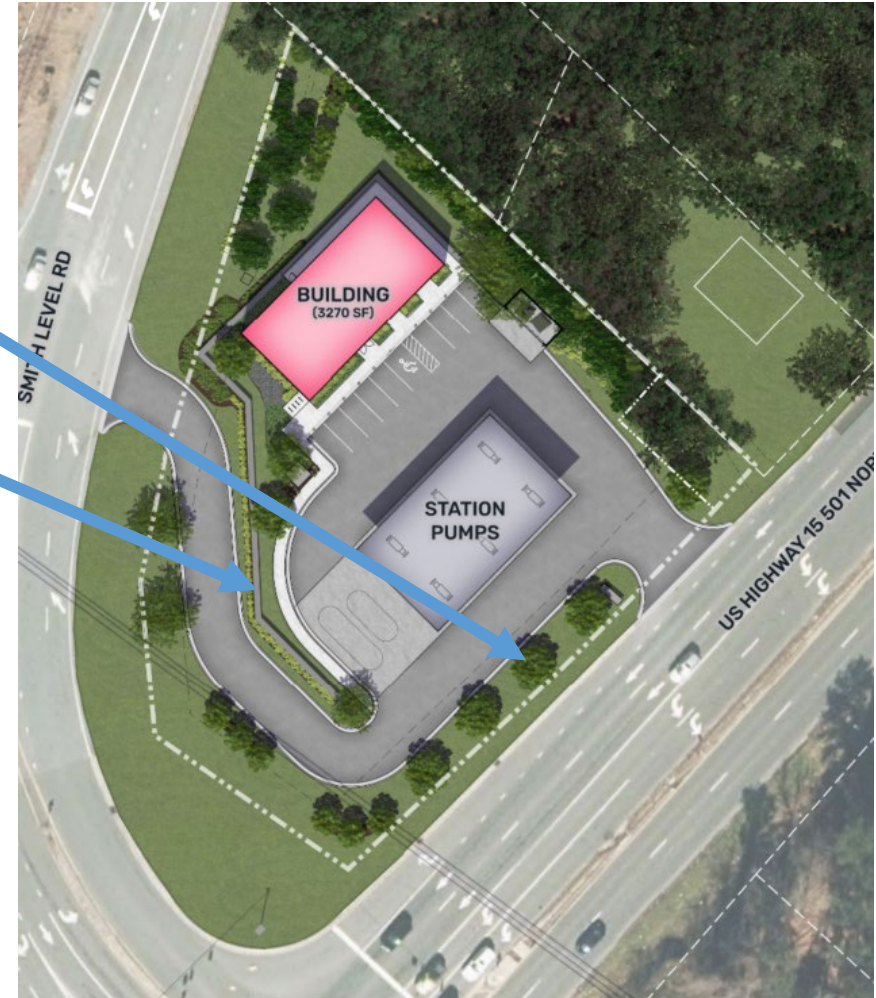




Updates Since May 10, 2023

- Increases to canopy street trees
- Internal pedestrian circulation improvements

Sidewalks along street frontages are no longer included due to NCDOT required offsite improvements and no anticipated Town led pedestrian improvements





PROPOSED MODIFICATIONS

Requesting modification to regulations for:

		Required:	Requested:
LUMO 3.8.2: Setbacks		24 ft. Street Setback	16 ft. along Smith Level Rd
LUMO 5.6.6: Landscape Buffers	East – single-family East – 15-501 West – Smith Level Rd	Type 'C' 20 ft. Type 'D' 30 ft. Type 'D' 30 ft.	Variable Width Type 'C' 12-20 ft. Modified, 0-30 ft., with street trees planted per district-specific plan
LUMO 5.8.1: Sidewalks		Street improvements including sidewalks along both frontages	Pedestrian improvements to be provided internal to the site exclusively

