



# TOWN COUNCIL

SPECIAL USE PERMIT  
May 18, 2022

## Fifth Third Bank at 1800 Fordham Boulevard





# PROCESS

Conditional Zoning	Special Use Permit
Legislative process	Quasi-judicial process
No limit on Council discussion	No Council discussion outside the public hearing
Stakeholders can provide public comments on case in hearing	Speakers provide factual evidence under oath in hearing
Council has broad discretion to make decision	Council reviews evidence to see if ordinance standards are met



# Special Use Permit Findings

---

- 1) Maintain or promote public health, safety, and welfare;
- 2) Comply with ordinance regulations;
- 3) Maintain or enhances contiguous property or is a public necessity; and
- 4) Meet goals of Comprehensive Plan



# AREA MAP



Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, UNC, Town of Cary, Town of Chapel Hill, County of Durham, Orange County, NC, State of North Carolina DOT, © 2018



# RECOMMENDATION

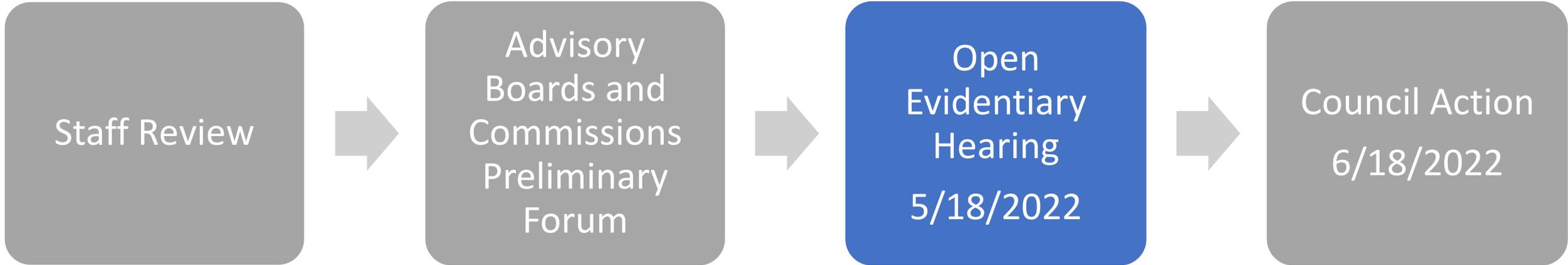
- Open the Evidentiary Hearing
- Receive evidence
- Continue Hearing to June 15, 2022





# PROCESS

---





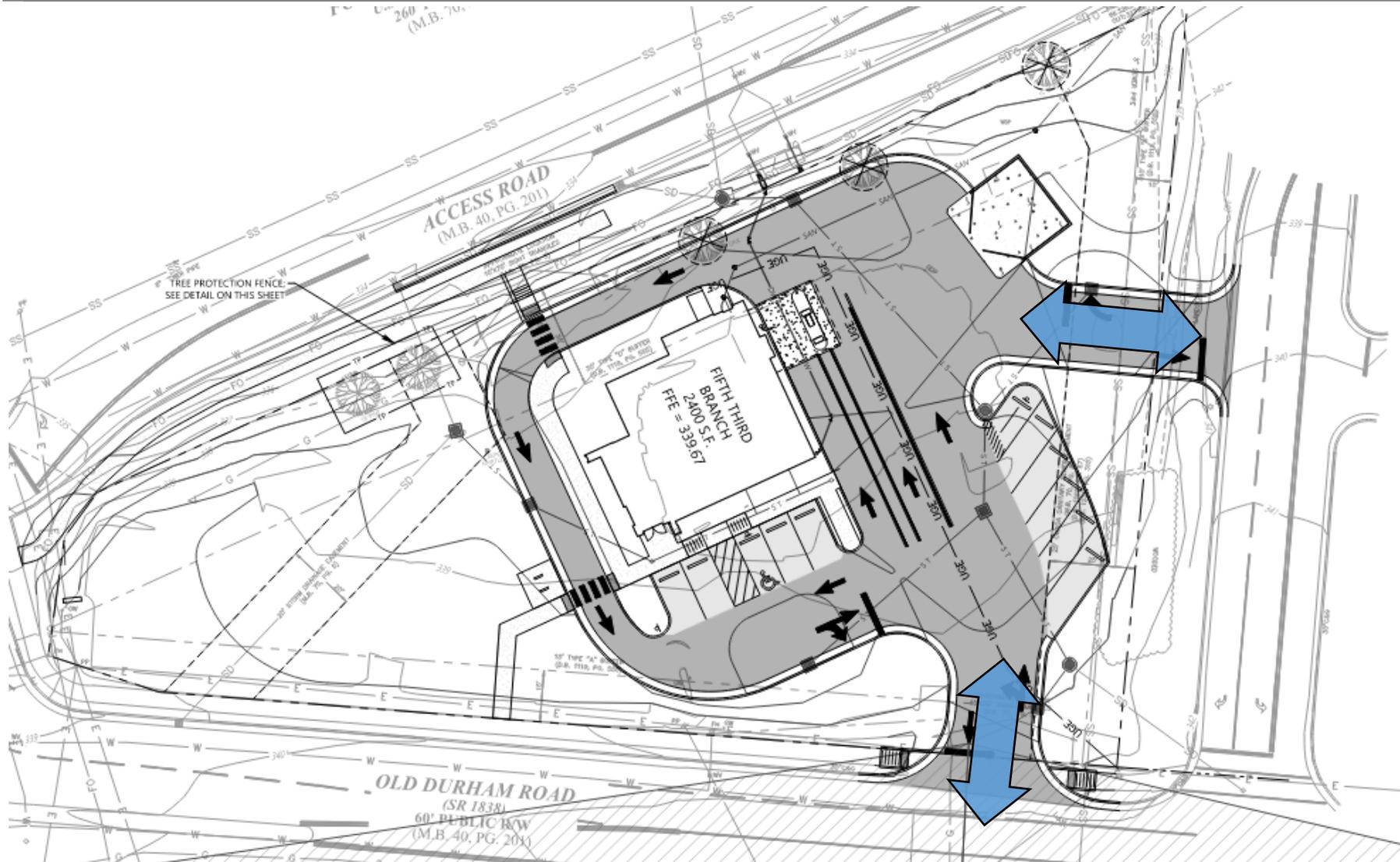
# PROJECT SUMMARY

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





# PROPOSED SITE PLAN





# PROPOSED MODIFICATIONS

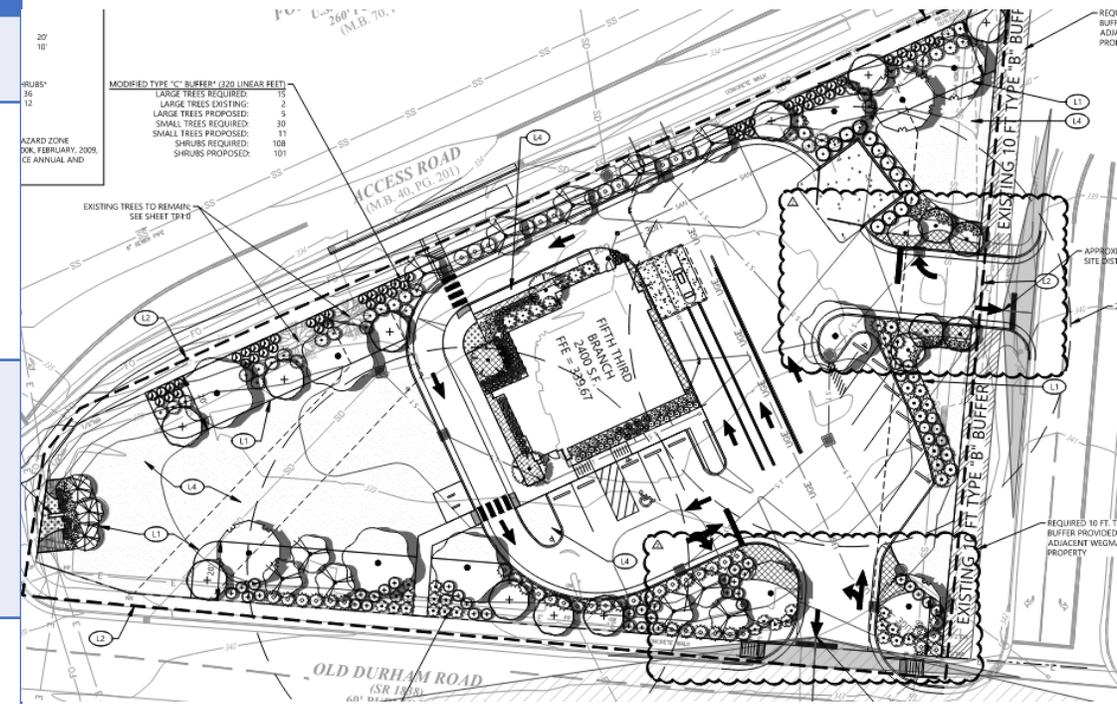
TOPIC	Requirement	Request
Steep slopes	25% disturbance limitation of slopes 25% or steeper	Disturb 100% of steep slopes
Entrance drives	Entrance drives minimum 8 ft. wide landscaped buffer strip	Reduce buffer width to comply with NCDOT requirements
Drive-thru screening	Continuous or screening wall of a minimum 4 ft. in height.	Modify planting, to increase visibility of the site



# PROPOSED MODIFICATIONS

## Buffers

Location	Required	Proposed
North (15-501)	Type "C" 20 ft.	Modified Type "C" 20 ft. with reduced plantings
East (Wegmans)	Type "B" 10 ft.	Utilize existing buffer on Wegmans site
South (Old Durham)	Type "C" 20 ft.	Modified Type "C" 20 ft. with reduced plantings





# RECOMMENDATION

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

