



CONDITIONAL ZONING

Starpoint Refuel

May 10, 2023





RECOMMENDATION

Open the Legislative Hearing

Receive and provide comments on the proposed Conditional Zoning

Continue the hearing to June 14, 2023





PROCESS

Staff
Review



Advisory
Boards and
Commissions
Review



Open
Legislative
Hearing
5/10/23



Council
Action
6/14/23



PROJECT SUMMARY

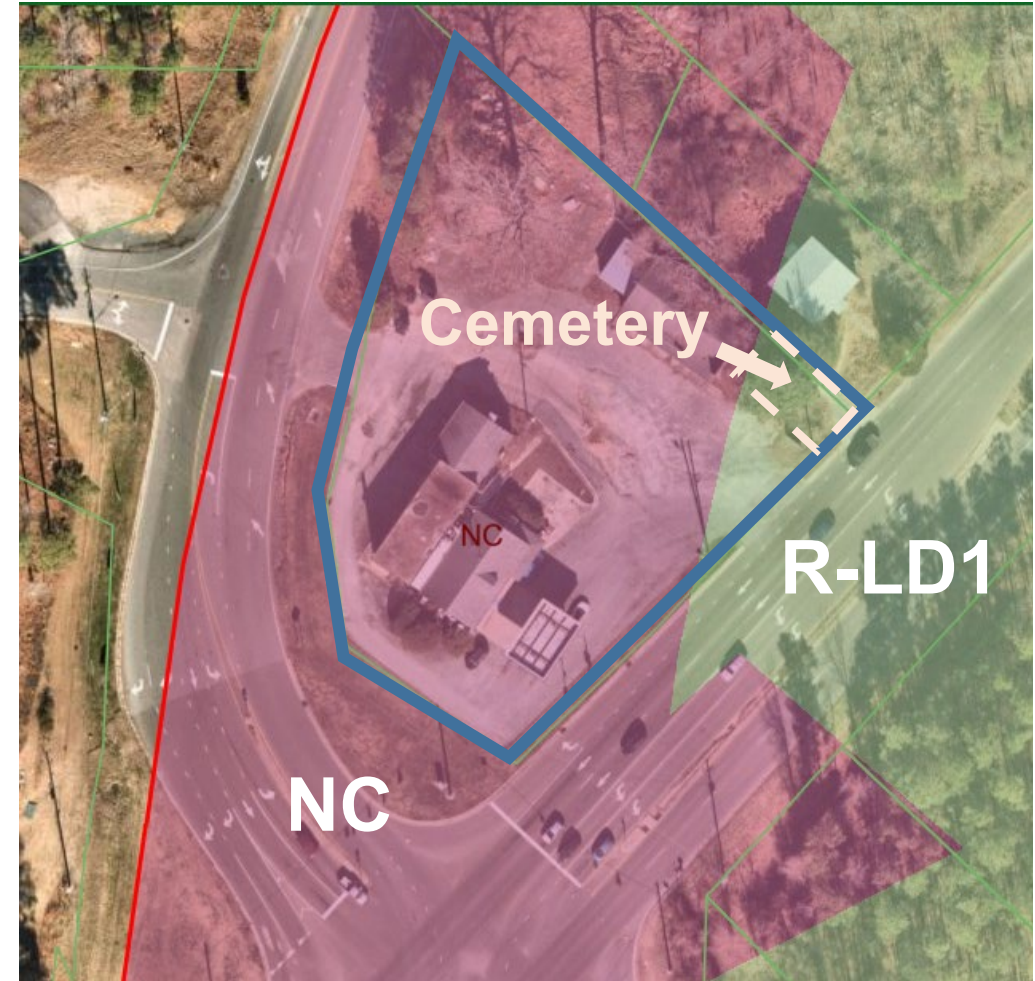
- ❑ 1.26-acre site
- ❑ Existing Zoning:
Neighborhood Commercial (NC) and
Residential Low Density (RLD-1)
- ❑ Proposed Zoning:
Neighborhood Commercial –
Conditional Zoning District (NC-CZD)
- ❑ Existing Gas Station and Retail
- ❑ Proposed Gas Station and
Convenience Store





PROJECT SUMMARY

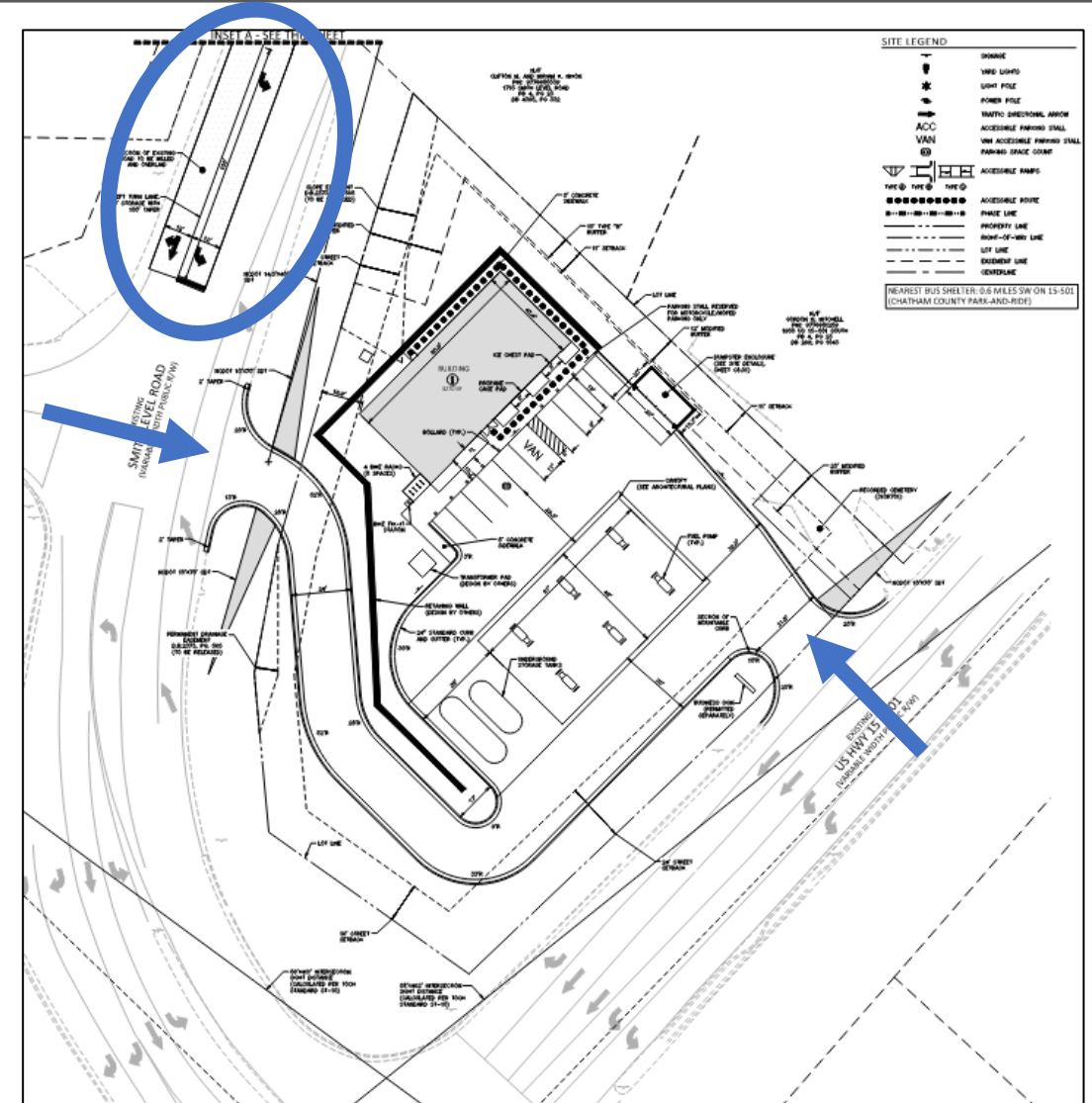
- ❑ 15-501 access within R-LD1 zoning – basis for CZD request
- ❑ Recorded Cemetery at northeast corner





PROPOSED SITE PLAN

- ❑ 3,270 sq. ft. of commercial floor area
- ❑ New covered pump station
- ❑ Entrances on Smith Level Road and US 15-501
- ❑ Turn-lane realignment of Smith Level Road





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	Type 'C' 20 ft.	Type 'C' 12-20 ft.
	East – 15-501	Type 'D' 30 ft.	Street trees, 0 ft.
	West	Type 'D' 30 ft.	Modified plantings, 0-30 ft.
LUMO 5.8.1: Sidewalks		Street improvements including sidewalks along both frontages	For sidewalks to be provided within site only

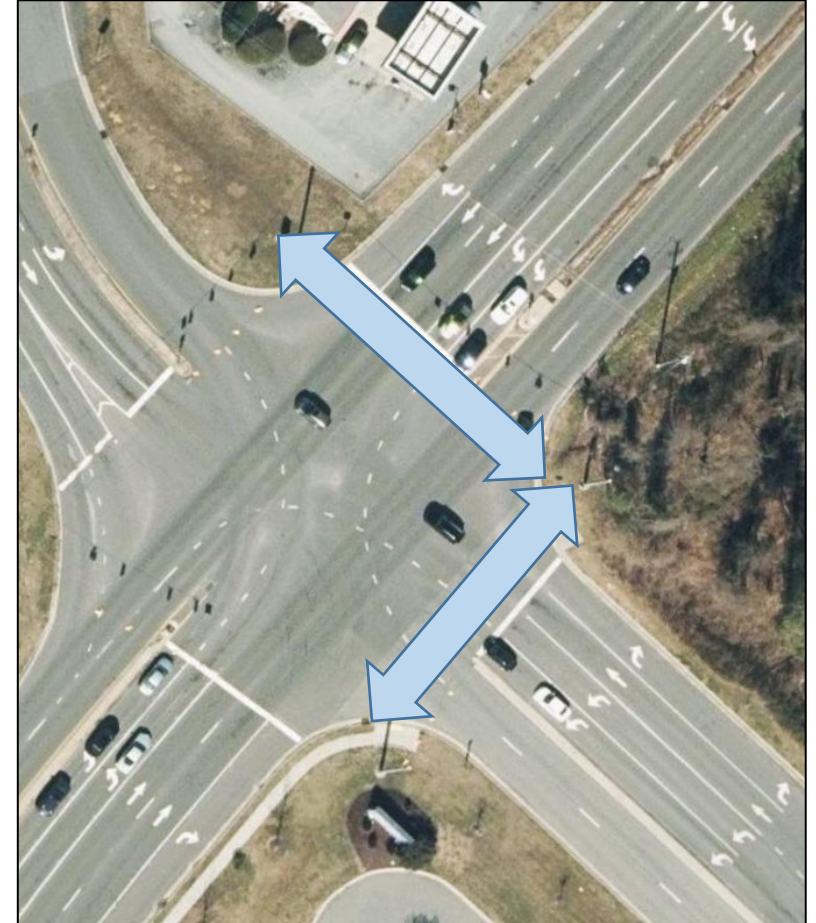


OTHER CONSIDERATIONS

Sidewalks and Roadway Improvements

If sidewalks are provided NCDOT will require:

- Crosswalks on US 15-501 and the Walmart entrance
- Ramps meeting ADA and NCDOT standards to accommodate crosswalks
- Pedestrian signals, pedestals, and associated improvements.





ADVISORY BOARD RECOMMENDATIONS

ADVISORY BOARD	RECOMMENDATION:	SUMMARY OF COMMENTS:
Community Design Commission	None	• Consider improved architectural features • Reduce retaining wall • Provide sidewalks • Install EV Chargers
Environmental Stewardship Advisory Board	Approved w/conditions	• Electric heat pump for HVAC • Rooftop solar system, minimize light pollution • Native plants only • Remediation required by the State • Provide sidewalks
Transportation and Connectivity Advisory Board	Denied	Denied due to lack of sidewalk on Smith Level Road without sufficient hardship



ADVISORY BOARD RECOMMENDATIONS

ADVISORY BOARD	RECOMMENDATION:	SUMMARY OF COMMENTS:
Planning Commission	Denial of Resolution of Consistency	• No sidewalk provided • No EV charging stations
Planning Commission	Approval w/comments of Ordinance A	Approval conditional on construction of sidewalks on Smith Level Road



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TIMELINE OF REVIEW

Date	Review Body
JAN 24	Community Design Commission (CDC)
FEB 28	Transportation & Connectivity Advisory Board (TCAB) Environmental Stewardship Advisory Board (ESAB)
MAY 2	Planning Commission
MAY 10	Town Council Public Hearing
JUNE 14	Town Council Action Hearing