



CP-25-3

Concept Plan

Application

Status: Active

Submitted On: 5/6/2025

Primary Location


130 OLD DURHAM RD


CHAPEL HILL, NC 27517

Owner


No owner information

Applicant

 Chris Rurkowski

 919-381-8286

 chris.rurkowski@rurkowskilp.com

 PO Box 80411
Raleigh, NC 27623

Application Information

Project Name

Old Durham Rd SUP Amendment

Proposed Entitlement Process*

Special Use Permit

Existing Zoning District(s)*

NC

Existing Use(s)*

Parking Lot

Proposed Use(s)*

Parking Lot

Project Description*

Remove a recombined lot of record containing existing parking spaces from the Wegmans SUP (Project# 16-121). Lot to remain as overflow parking for the Wegmans Food Market.

Will the project require modifications to regulations?*

No

Applicant Authorization

The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application is true and accurate.

By checking the box, the applicant also confirms the current property owner(s) of the zoning lot(s) involved are aware of this concept plan application.



Applicant Signature*



Christopher Rurkowski

May 1, 2025

Relationship to Property Owner*

Other

If other, please explain relationship to property owner. *

Agent/Landscape Architect

If the applicant is an entity, provide detailed information regarding the principals of the entity.

Concept Plan Questions

Describe how existing conditions (like RCD, steep slopes, stormwater drainage patterns, trees, etc.) impact the site design. Please provide information on proposed erosion control and stormwater management. *

Existing site will remain unchanged and existing stormwater management will remain in place.

Describe how the proposal complies with dimensional standards such as setbacks, building height, street frontages, etc.*

This is an existing site that complies with all zoning dimensions and standards.

Describe how the proposal incorporates affordable housing.*

This is an existing non-residential parking lot. No housing proposed.

Describe how the proposal compatible with the surrounding neighborhood and/or district. Please provide information on buffers and/or transitions between land uses.*

This is an existing parking lot with appropriate landscaping and setbacks currently in place providing appropriate transitions between land uses.

Describe any proposed road, transit, bicycle, or pedestrian improvements. *

None proposed.

Describe how the proposal addresses traffic impacts or traffic and circulation concerns. *

No changes proposed.

Describe how the proposal addresses parking needs.*

The lot is an existing parking lot servings as overflow parking for the Wegmans.

Describe how the proposal addresses fire access and emergency response.*

Drive aisles and driveways have appropriate widths and radii for fire and emergency access.

Describe how utility service (water, sewer, and electric) meets or will meet the needs of this proposal. *

No changes proposed.

May 6th, 2025

Chris Rurkowski, PLA
Rurkowski Land Planning, PLLC
PO Box 80411, Raleigh, NC 27623

RE: Wegmans SUP Modification

Project Description:

The subject property is located along Old Durham Road, west of the intersection with Cooper Street (Orange County PIN 9799783414). The site currently exists as an overflow parking space for the existing Wegmans Food Market located across Old Durham Road. This proposal to modify the existing Special Use Permit (Project # 16-121) is for the purpose of removing the approximately 0.88 ac parcel identified as PIN 9799783414 from the Special Use Permit and revert the property to its NC zoning designation to allow for future by right development of the parcel.

Existing Conditions:

The site currently serves as 84 overflow parking spaces for the Wegmans Food Market. There are no proposed modifications to the existing conditions as part of this application.

Findings of Fact

The applicant hereby justifies the request for Special Use Permit application as per the Town of Chapel Hill's Land Use Management Ordinance, Appendix A, section 4.5.2(a):

Finding #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.

Response: This proposal to remove the 0.88 ac parcel from the special use permit will retain its existing condition and not materially change the ability to maintain and promote public health, safety, and welfare. The parcel will serve the community for the same purpose and as it currently does today.

Finding #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.

Response: The site as it sits today is currently in compliance with all development regulations stated in the LUMO or other laws as required. By removal of this parcel from the existing SUP, those same regulations will be met and any future development or redevelopment would be subject to all LUMO regulations for the NC zoning district and remove any modifications that were approved with the SUP. In summary, the existing site and any future developments would meet all required regulations.

Finding #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.

Response: The removal of the site from the existing SUP will allow for the property to continue to serve the existing development or surrounding properties or be redeveloped by right in the future. This removal from the SUP will not harm the value of the contiguous or surrounding properties in any way.

Finding #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.

Response: The removal of this site from the existing SUP will not inhibit the Town of Chapel Hill's advancement of physical development or the comprehensive plan. Rather, it will allow the site flexibility to serve the community as more than a parking lot in the future, or to remain it's existing use and purpose. All previously stated goals provided by the Wegman's development will still be met and not be hindered by the removal of this parcel from the SUP.