



TOWN COUNCIL

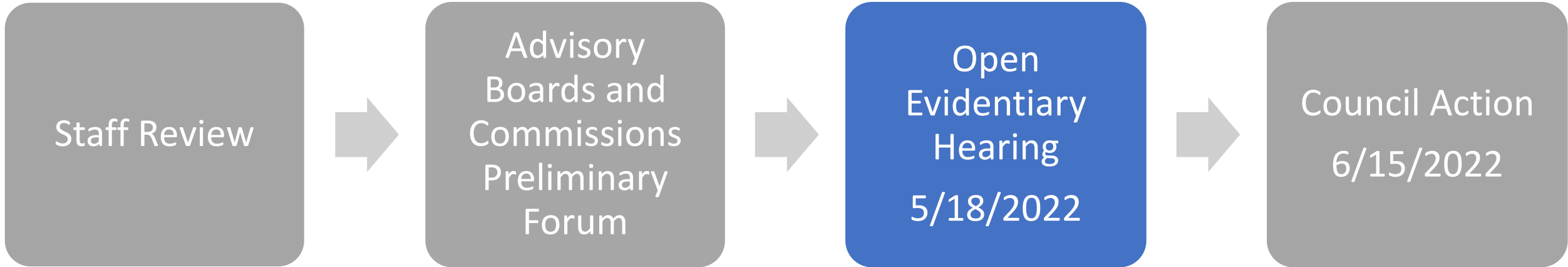
5.18.2022

Harris Teeter – Special Use Permit Modification





PROCESS





PROCESS

Quasi-Judicial Process

No Council discussion outside the public hearing

Speakers provide factual evidence under oath during the evidentiary hearing

Council reviews evidence and determines if ordinance standards are met



RECOMMENDATION

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



PROCESS

Master Land Use Plan (MLUP)



Special Use Permit (SUP)



Individual Projects



FINDINGS OF FACT

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;

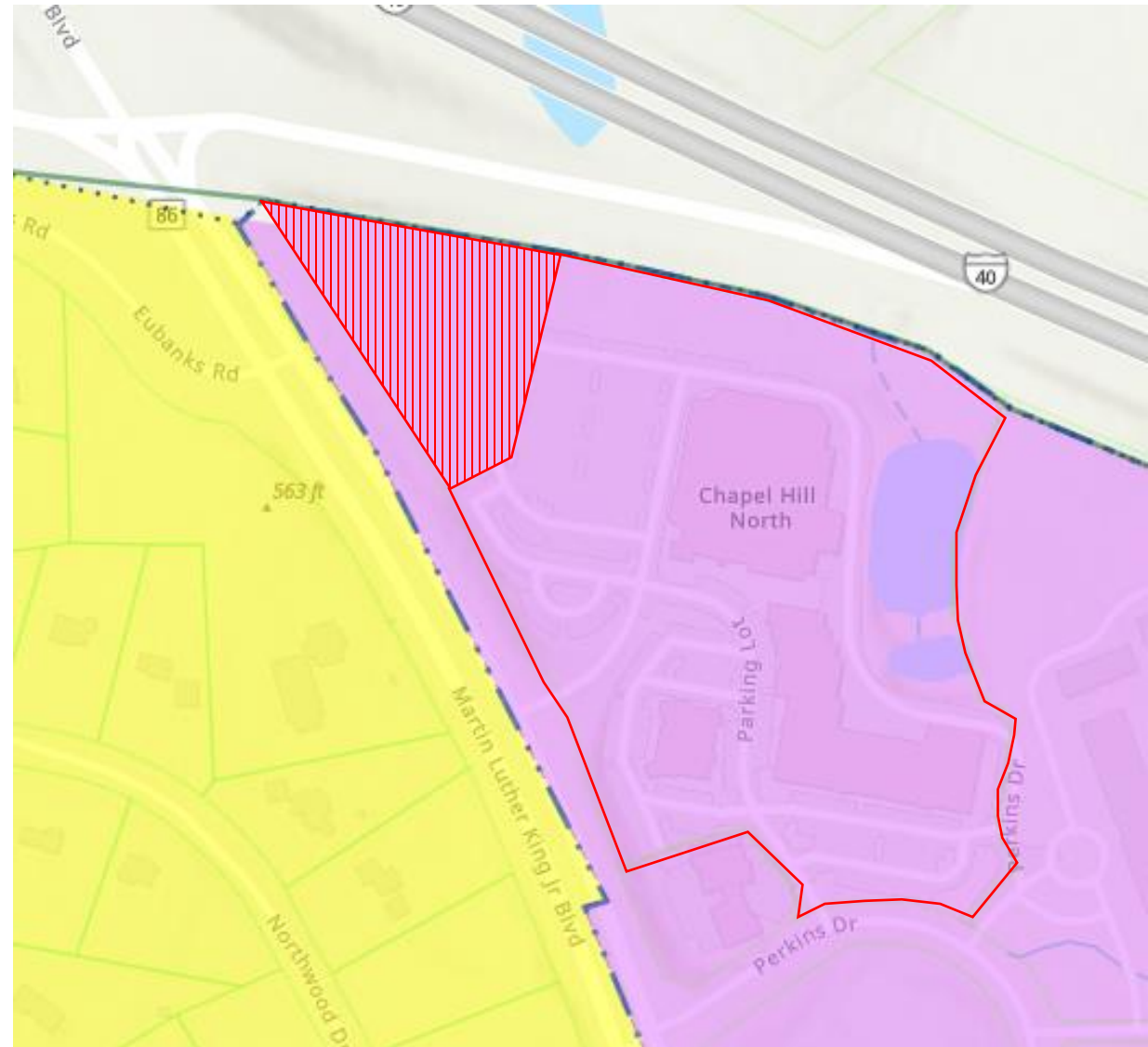
(3) That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use or development is a public necessity; and

(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

- ❑ 5.08 acre site
- ❑ Extend SUP to Parcel #9880-27-0438
- ❑ 11,572 SF addition to grocery store + pharmacy drive-in
- ❑ New fuel center with 7 fuel pumps (14 fuel positions) + 240 SF kiosk
- ❑ Additional parking and drive aisles



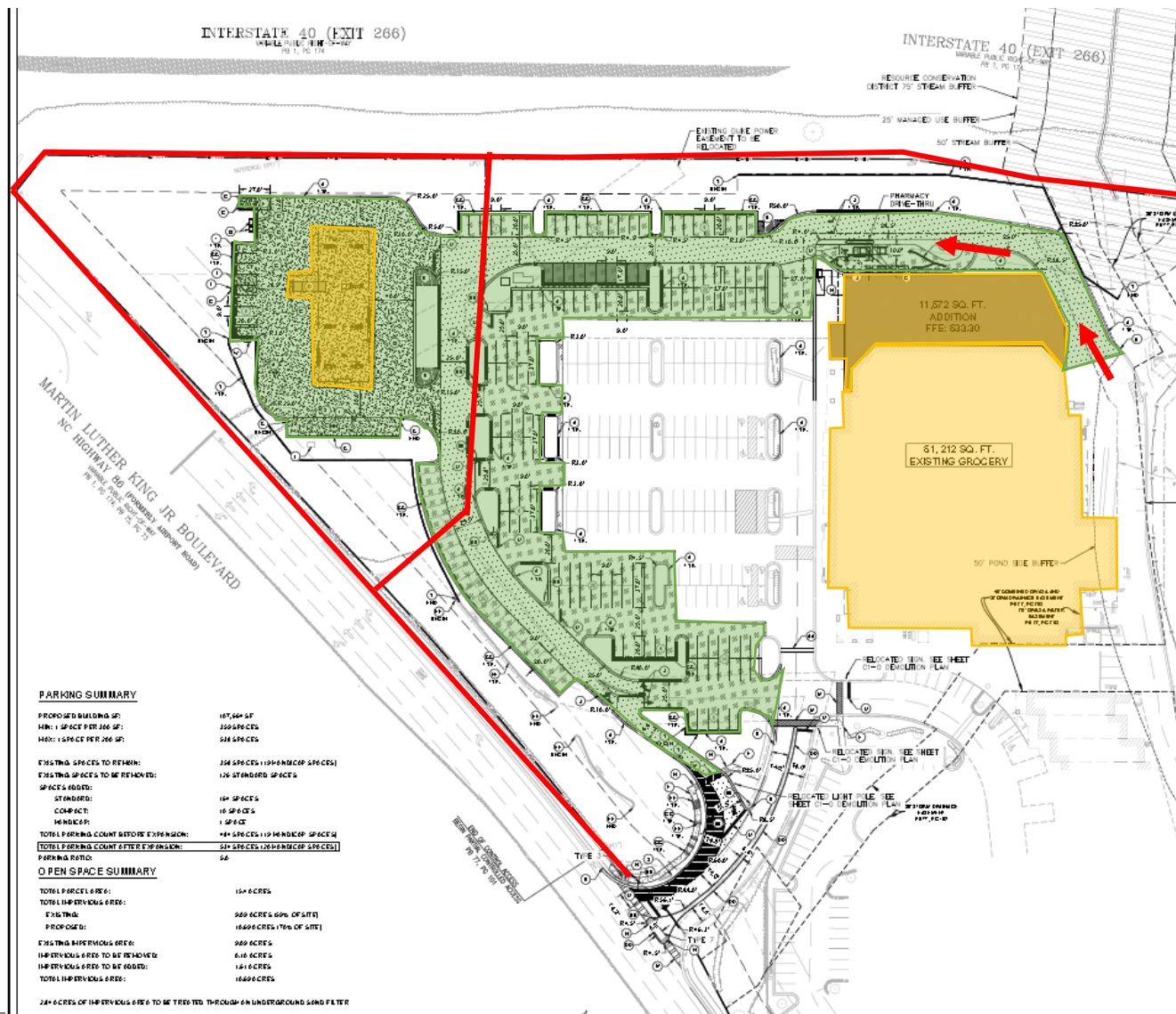


EXISTING CONDITIONS





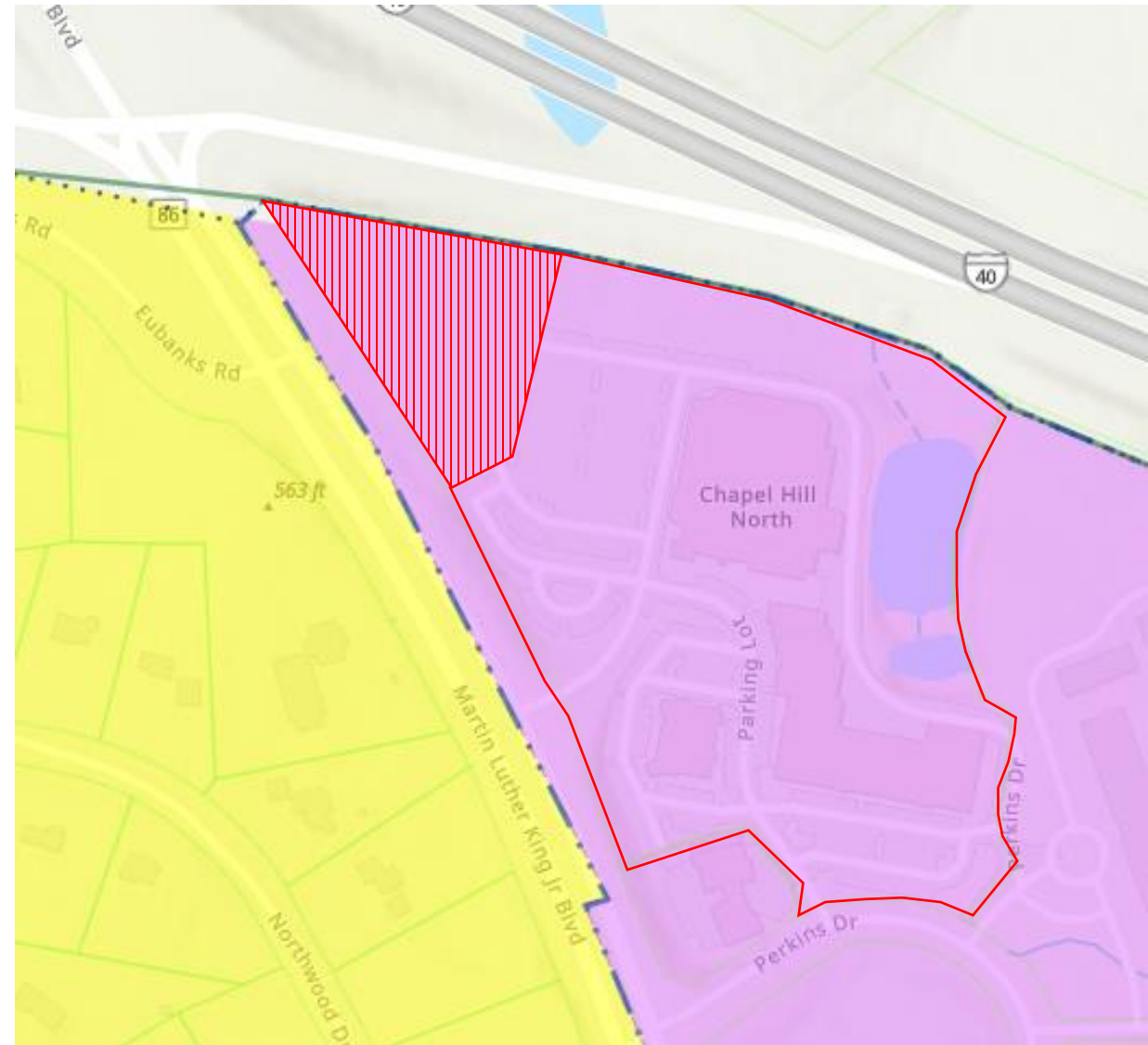
SITE PLAN





PROPOSED MODIFICATIONS

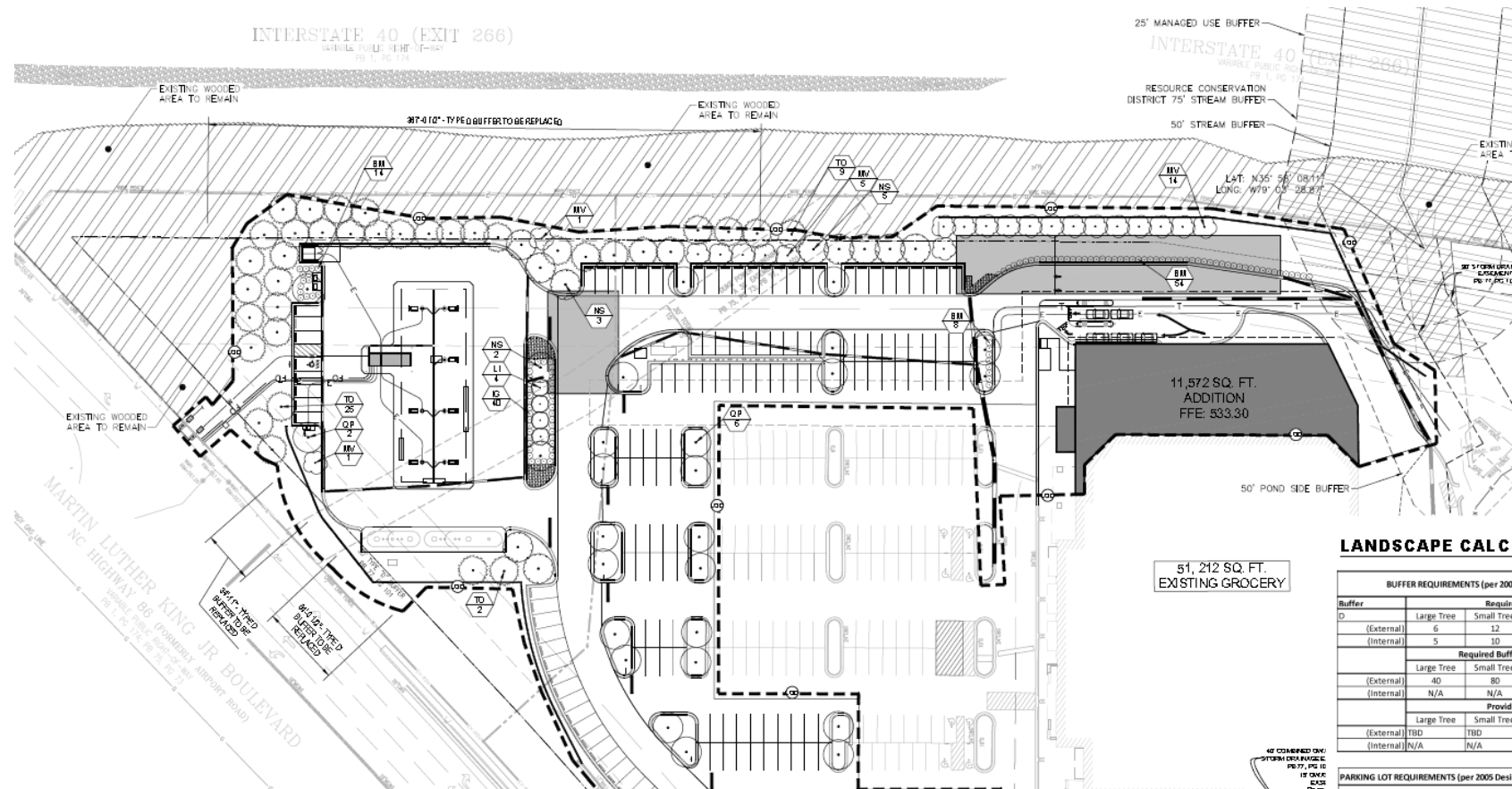
- Extend the SUP to encumber fuel center parcel
- Modify the SUP to allow for pharmacy drive-in
- No raised bike lane along Martin Luther King, Jr. Blvd.





PROPOSED MODIFICATIONS

- Modify the Buffer from 100 ft. along I-40 to 30-foot Type 'D' Buffer





RECOMMENDATION

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