



OPEN THE PUBLIC HEARING: SPECIAL USE PERMIT MODIFICATION FOR CARRAWAY VILLAGE, 3000 EUBANKS ROAD (PROJECT # 20-031)

SUMMARY REPORT

TOWN OF CHAPEL HILL PLANNING
 Judy Johnson, Interim Director
 Jake Lowman, Senior Planner

PROPERTY ADDRESS 3000 Eubanks Road	MEETING DATE October 7, 2020	APPLICANT William Derks, PE on behalf of NR Edge Property Owner, LLC, Owner
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STAFF RECOMMENDATION

That the Council 1) open the public hearing; 2) receive evidence; and 3) continue the Public Hearing to November 4, 2020.

PROCESS

The application is before the Council for approval of a Special Use Permit Modification. The Council must consider the **four findings** for approval of a Special Use Permit, which indicate that the use or development:

1. is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. would comply with all required regulations and standards of the Land Use Management Ordinance;
3. 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. conforms to the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan.

DECISION POINTS

On March 4, 2020, the council resolved to limit the scope of review for the Special Use Permit Modification Application to the following items requested by the applicant:

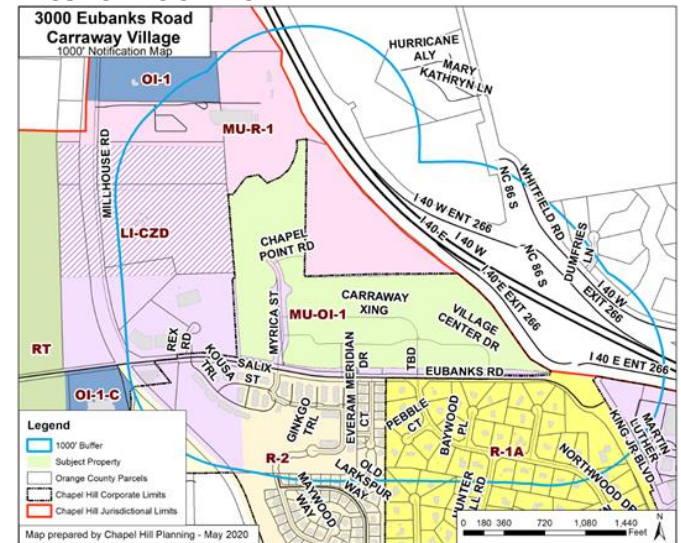
1. Allow conditioned self-storage facility as a permitted use on Block G. Note: Approval of the proposed Land Use Management Ordinance Amendment to allow conditioned self-storage facilities in Planned Development-Mixed Use (PD-MU) is necessary.
2. Allow gasoline sales as a primary use on Blocks A, B, and C (currently allowed only as an accessory use).
3. End Public Street A at its current termination point.
4. Modify the commercial ground sign requirements to allow for increase tenant panels, sign dimensions, and illumination

PROJECT OVERVIEW

The existing Special Use Permit permits:

- Floor area: 600,000 sq. ft. to 935,290 sq. ft.
- Land area: 53.7 acres
- Current zoning: Mixed Use-Office/Intititutional-1 (MU-OI-1) and Mixed Use-Residential-1 (MU-R-1); Planned Development-Mixed Use (PD-MU)
- Permitted Uses: business (convenience, general, wholesale, office, clinic); ATM – drive up; bank; barber shop; club; daycare; drive-in window; funeral home; gasoline sales as an accessory use; hotel; place of assembly; publishing; printing; recreation facility; veterinary clinic; essential services; place of worship; public cultural facilities; public use and service facility; school; vocational school; as well as residential uses.

PROJECT LOCATION



ATTACHMENTS

1. Draft Staff Presentation
2. Resolution A (Approving the Application)
3. Resolution B (Denying the Application)
4. Advisory Board Recommendations
5. Applicant Materials