

RESOLUTION A

(Approving the Special Use Permit Modification Application)

A RESOLUTION APPROVING AN APPLICATION FOR A SPECIAL USE PERMIT MODIFICATION FOR WEGMANS FOOD MARKET (PROJECT #19-117) (2019-11-13/R-9)

BE IT RESOLVED by the Council of the Town of Chapel Hill that it finds that a Special Use Permit Modification application, proposed by Justin Brown of Pennoni on behalf of LG1810 Fordham Blvd, LLC, located at 1810 Fordham Boulevard on property identified as Orange County Property Identifier Numbers 9799-78-2879 and 9799-78-1484, if developed according to the Site Plan dated September 16, 2019 and the conditions listed below would:

1. Be located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
2. Comply with all required regulations and standards of the Land Use Management Ordinance;
3. Be located, designed, and operated so as to maintain or enhance the value of contiguous property; and
4. Conform with the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the 2020 Comprehensive Plan.

STIPULATIONS SPECIFIC TO WEGMANS

1. Land Use Intensity: This Special Use Permit Modification authorizes the following:

Use: Commercial	
Additional Land Disturbance	256,377 sq. ft.

2. Existing Permit: The existing Special Use Permit Modification dated October 25, 2017 on file at the Town of Chapel Hill Planning Department, and recorded in the Orange County Registry (Book 6536, page 399) remains in effect except as modified by these stipulations.
3. US 15-501 and Service Road Intersection Improvements: The Service Road is to be extended as shown on the plan sheets dated September 16, 2019. No additional driveway cuts are permitted on the adjacent State Employees Credit Union property.
4. Dedication of Right-of-Way: Prior to conducting a Zoning Final Inspection, a right-of-way plat dedicating the relocated Service Road shall be recorded in the Orange County Registry.
5. Pedestrian Crosswalk: Prior to issuance of a Zoning Final Inspection, the developer shall add a pedestrian crosswalk on the western side of the Eastowne Drive and US 15-501 intersection.
6. Service Road Driveways: There is no implied approval for any connection to the Service Road at the driveway cuts shown on the site plan. Access to the Service Road will be dependent upon Town of Chapel Hill and NCDOT approval at time of future development.

7. Continued Validity: Continued validity and effectiveness of this approval shall be expressly conditioned on the continued compliance with the plans and conditions listed above.
8. Non-Severability: If any of the above conditions is held to be invalid, approval in its entirety shall be void.

BE IT FURTHER RESOLVED that the Council hereby approves the application for a Special Use Permit Modification for 1810 Fordham Blvd.

This the 13th day of November, 2019.