

BOARD OF ALDERMEN

ITEM NO. A(2)

AGENDA ITEM ABSTRACT

MEETING DATE MAY 22RD, 2012

SUBJECT: PUBLIC HEARING ON THE PTA THRIFT SHOP CUP

DEPARTMENT: PLANNING DEPARTMENT	PUBLIC HEARING: YES <input checked="" type="checkbox"/> NO
ATTACHMENTS: <ul style="list-style-type: none">A. PROJECT PLANSB. STAFF REPORTC. LAND USE PERMIT APPLICATIOND. TRANSPORTATION IMPACT LETTERE. PARKING JUSTIFICATION LETTERF. SIDEWALK JUSTIFICATION LETTERG. TREE REMOVAL JUSTIFICATION LETTERH. ARCHITECTURAL STANDARDS NARRATIVEI. APPEARANCE COMMISSION MINUTESJ. APPLICANT RESPONSES TO TOWN PLANNING DOCUMENT GOALS AND GUIDELINESK. APPLICANT RESPONSES TO TOWN SUSTAINABILITY CHECKLISTL. ADVISORY BOARD SUMMARY RECOMMENDATIONS WITH INDIVIDUAL ADVISORY BOARD RECOMMENDATION SHEETSM. CONDITIONAL USE PERMIT WORKSHEET	FOR INFORMATION CONTACT: JEFF KLEAVELAND, 918-7332

PURPOSE

Coulter, Jewell and Thames, P.A, consultant for PTA Thrift, Inc. is requesting a Conditional Use Permit for the property located at 101 & 103 Jones Ferry Rd. and 113 & 115 West Main St. (further identified by Orange County PINs 9778-75-7818, 9778-75-6819, 9778-75-8933 & 9778-75-7982). The existing building has a floor area of 8,877 sf and the Conditional Use Permit, if granted, will authorize replacement of the existing structure with two new buildings (with additional permissible uses) for a new total building square footage of 26,611 sf.

INFORMATION

The subject property is zoned General Business (B-1-G) and is located in the Downtown Neighborhood Protection Overlay district. The four assembled properties contain 1.41 acres.

STAFF RECOMMENDATION

Town staff requests that the Board hold the public hearing and consider all pertinent evidence presented. In absence of public, health, safety and/or welfare reason(s) to deny, staff recommends that the Board of Aldermen approve the PTA Thrift Shop Redevelopment Conditional Use Permit based on compliance with the Land Use Ordinance, subject to the following conditions:

1. That prior to construction plan approval the southern property line setbacks adjacent to the R-7.5 zoning districts are shown as 10 feet instead of 20 feet.
2. That the Board of Aldermen hereby finds that 71 parking spaces are sufficient to serve the proposed development based on the applicant's justification statement regarding joint use of the proposed parking spaces and, the site's proximity to public parking, residential and commercial areas, bus lines, bicycle lanes and existing sidewalks.
3. That, for the street right-of-way frontage, the 10 foot sidewalk width requirement of section 15-221(f) be waived based on the reasons stated in the applicant's sidewalk justification letter provided at the public hearing.
4. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.