

May 6th, 2025

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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.