



Board of Commissioners Meeting Agenda Item Submittal

Item To Be Considered: Starbucks Special Use

Board Meeting Date: November 14, 2022

Prepared By: Paula W. Webb/Town Manager

Overview: Vaquero Ventures has submitted a special use application for the property located at 1117 W. Corbett Ave (Walmart outparcel). The proposed use will be a Starbucks coffee shop with a drive-through. "Restaurant" is an allowed use in the B-1 zoning district pursuant to the issuance of a special use permit.

At a special meeting on June 20, 2022, the Planning Board reviewed the application and tabled the request until the Traffic Impact Analysis could be reviewed in full and comments provided. On September 18, 2022, Vaquero Ventures resubmitted their application with a new Traffic Impact Study. The Town's traffic engineer (Jeff Hochanadel/Timmons) reviewed and returned comments on September 26, 2022.

Following another review on October 4, 2022, the Planning Board voted unanimously to recommend approval of the request.

Staff was asked to inquire with the traffic engineer if the 7% peak seasonal traffic was correct. On October 26, 2022, Jeff Hochanadel, PE, PTOE clarified in an email to Andrea Correll, that to calculate the 7% seasonal adjustment factor, Timmons Group compared turning movement traffic count data (at the same intersection) collected during off-peak and peak seasons. A 7% increase in trips was noted along NC-24. This adjustment factor was discussed with and approved by (then) Town Manager, Scott Chase. This calculation was completed several years ago and has not been updated recently.

Background Attachment(s): 1 – Applicable Ordinance Sections
2 – TRC Comments
3 – Special Use Application and Plans
4 – Timmons Group TIA Comments

Action: _____

Recommended Action: 1 – Hold Public Hearing; and

2 – Motion to approve/deny the Special Use Permit following review of the request in accordance with Section 152.210 which addresses plan consistency and any other items deemed appropriate.