



**Town Council Public Hearing**  
**SUP 23-02 Walmart – Amendment**  
**Pick-up Expansion**  
**January 9, 2024**

# Request

## Amendment to SUP 10-04

- GPIN Applicant: 6983-57-7857-000
- Property Owner: Wal-Mart Estate Business Trust
- Representative: Robert P. Beaman III, Esq.
- Zoning: C - Commercial
- Comprehensive Plan: Limited Commercial
- SUP Amendment to allow for modification of Special Use Permit for expansion of existing store, together with modifications to parking area and building façade.

## Proposed Location

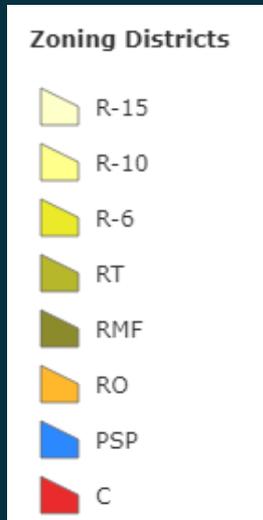
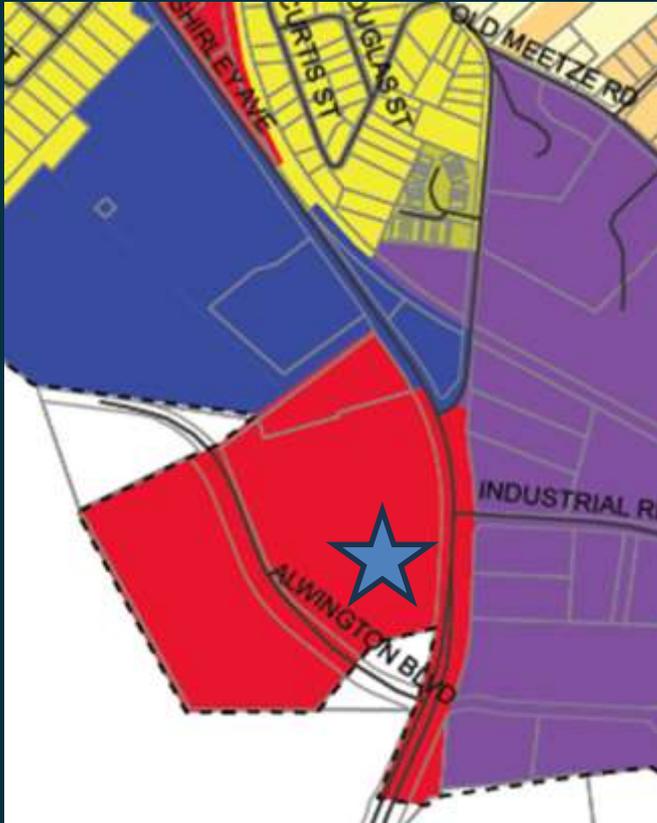


# Current Request

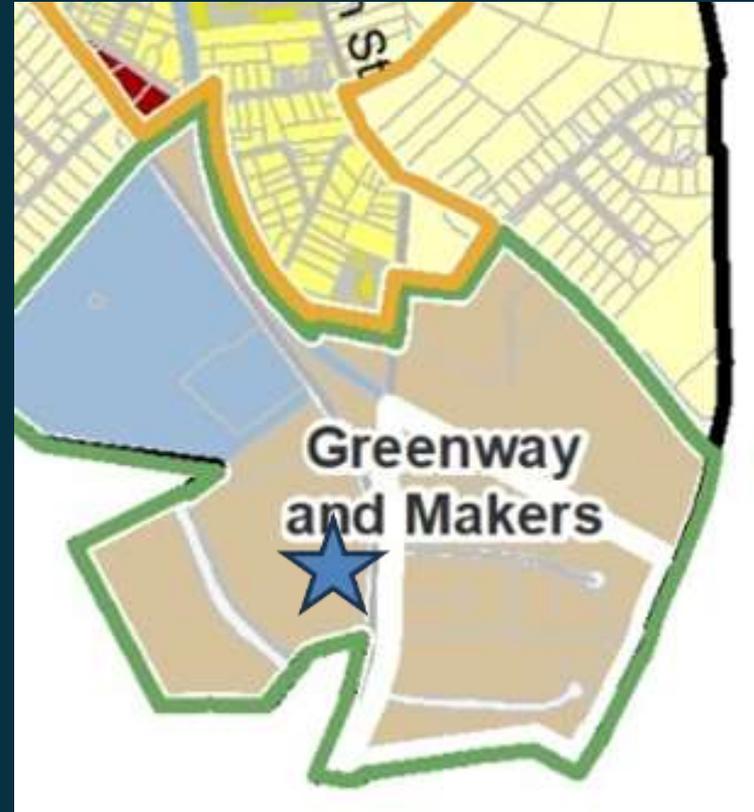
- Previously granted Special Use Permit (SUP #10-04) – modification necessary.
- Prior proposed expansion of store was not undertaken and is intended to be replaced by current project.
  1. Expanding the store by approximately 6,151 square feet to accommodate a merchandise pick-up staging area.
  2. Re-striping portions of the parking area in order to provide spaces for customers picking up pre-ordered merchandise.
  3. Modifying the exterior store elevations as shown on enclosed architectural elevations.
  4. Proposed elevation includes addition and new color.
  5. Requires shifting temporary outdoor storage location approved in 2017

# Adjacent Uses

## Zoning Map

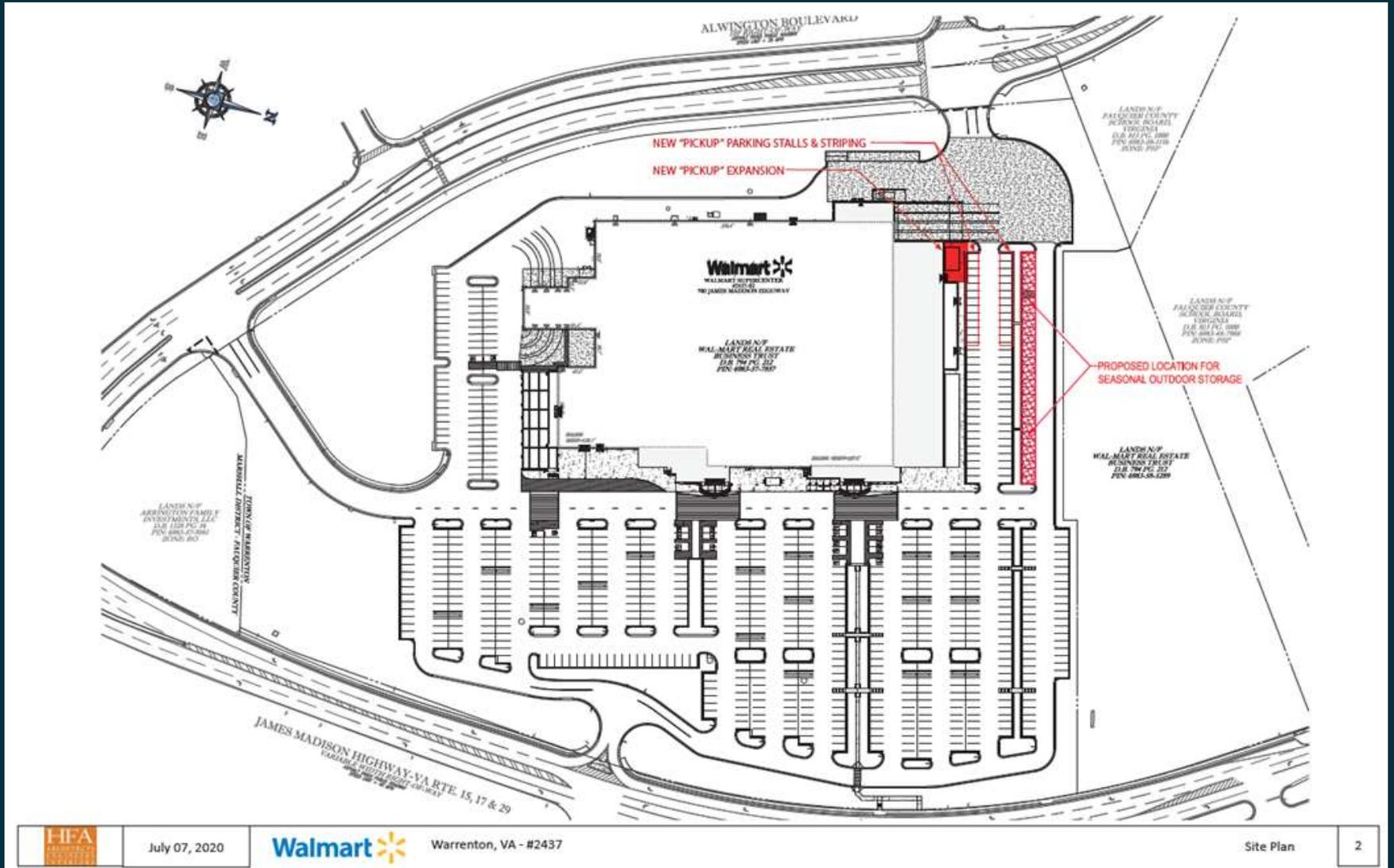


## Future Land Use



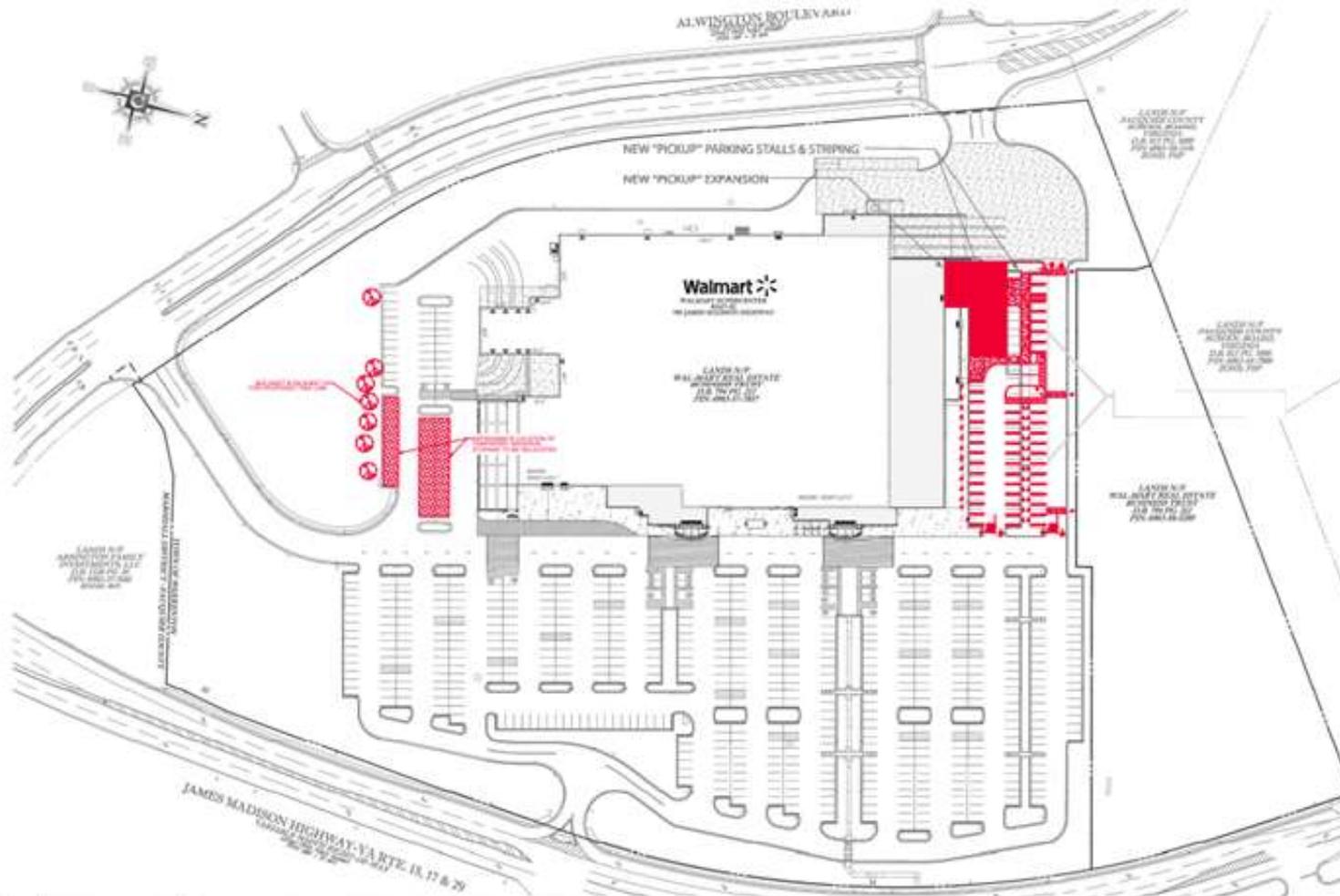
# SUP Plan

Previous SUP Plan



# SUP Plan

Revised/Current SUP Plan



# Site Plan

## SITE PLAN



PICKUP  
DIRECTIONAL

OUTDOOR

### DISCLOSURES

- **PAINT RESTRICTIONS:** BUILDING IS CURRENTLY PAINTED IN BROWN COLOR. ACTUAL YEAR OF LAST PAINT IS UNKNOWN. WE RECOMMEND FULL PAINT TO MATCH EXISTING BROWN COLOR SCHEME.
- **ALLOWED SIGNAGE SF:** 150 SQUARE FEET FOR EACH WALL FRONTING ON A STREET OR 1.5 SQUARE FEET PER FACADE WIDTH, WHICHEVER IS LESS
- **EXISTING SIGNAGE SF:** 359.34 SQFT
- **PROPOSED SIGNAGE SF:** 587.52 SQFT
- **VARIANCE / PROCESS:** VARIANCES IN PAINT SCHEME REQUIRE SPECIAL USE PERMIT, 4 WEEK WAIT.

# Site Photos



General view of where expansion and outdoor pick-up will be located. Parking, traffic circulation patterns, and traffic calming measures have been revised to address all pedestrian and vehicular safety concerns. Increased landscaping and buffering will also be implemented on this side of the store.



Revised elevation drawings have removed the existing "Knockout Orange" and has implemented a new earth tone color scheme.



# Site Photos



Viewing toward general area where the Seasonal Outdoor Storage Containers will be located just over the berm. Revised landscaping plan will add additional trees and shrubs in this location to reduce visibility from Alwington Boulevard.

Viewing toward general area of Seasonal Outdoor Storage Containers. Revised landscaping plan will add additional trees and shrubs in this location to reduce visibility from James Madison Highway.





# PC Recommended Amended Conditions of Approval

1. The Property, when re-developed, shall be developed in substantial conformity with the site plan
2. The architectural design, colors, and materials on the exterior elevations
3. Landscaping and buffering
4. Outdoor sales
5. Signage
6. Required permits
7. Pedestrian sidewalks
8. Screening and outdoor storage requirements
9. Signage prohibiting left turns onto James Madison Highway/E. Shirley Avenue at time of Site Plan approval. (Amended January 9, 2024)
10. Lighting included to address pedestrian safety at property's entrance onto James Madison Highway/E. Shirley Avenue at time of Site Plan approval. (Amended January 9, 2024)

# Planning Commission Review

- September 19, 2023 – Work Session
- November 28, 2023 – Public Hearing
  - No public comments submitted
- 5-0 Recommended Approval Per Draft Conditions of Approval

# Staff Recommendation

- Hold Town Council Public Hearing
- Direct Applicant/Staff Next Steps



**Town Council Public Hearing**  
**SUP 23-02 Walmart - Amendment to SUP 10-4**  
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