

MEMORANDUM

TO: Mayor and Town Council

FROM: Roger L. Stancil, Town Manager

SUBJECT: Walgreens Special Use Permit Modification Application

DATE: March 8, 2010

PURPOSE

Tonight, the Council continues the Public Hearing from January 20, 2010 to consider an application from Design Response, Inc. for a modification to the Walgreens Special Use Permit Modification application. The site is located at 1500 East Franklin Street at the intersection of Estes Drive. The purpose of this cover memorandum is to convey the Town Manager's recommendations to the Council for this application. Please refer to the accompanying staff memorandum for additional information.

MANAGER'S RECOMMENDATION

I have reviewed and discussed the key issues with Town staff. Following the Public Hearing, staff compiled and analyzed additional data concerning vehicular crashes. New data on peak hour traffic volume counts at the intersection of East Franklin Street and Estes Drive as well as driveway access locations immediately adjacent to the intersection was also collected.

The new traffic information has indicated that a median on South Estes Drive is not warranted. North Carolina Department of Transportation agrees and no longer is asking that this be installed as a condition of the Walgreen development permit. Based on new traffic information, I concur with the staff's recommendation to consider other design alternatives, such as "pork chop islands" for the project's driveways.

Based on the information in the record to date, I believe that the Council could make the findings required to approve the application for a Special Use Permit Modification, with the conditions in the attached resolution. My recommendation is that the Council adopt Revised Resolution A, approving the application for Special Use Permit Modification.