



INDIAN TRAIL
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 Town of Indian Trail, NC
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PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

Special Use Permit Staff Report

Case: SUP 2014-005 Special Use Permit		
Reference Name	Goodyear Auto Service Center	
	Proposed Use Motor Vehicle Repair Shop w/No Body Work	
Existing Site Characteristics	Existing Zoning GBD (O-VC) General Business District with Village Center Overlay	
	Existing Use Vacant	
	Site Acreage 1.463 acres	
Applicant	Eagle Engineering, Inc. on behalf of The Moser Group	
Submittal Date	November 3, 2014	
Location	6411 Old Monroe Road (Lot 12 of Sun Valley Commons)	
Tax Map Number(s)	07-090-006Z	
Plan Consistency	Town of Indian Trail Land Use Map	Designation Sun Valley Village
		Consistent with Request Yes

PROJECT SUMMARY

The applicant is requesting a Special Use Permit (SUP) to allow for a Goodyear Auto Service Center at 6411 Old Monroe Road. A drive-up Automated Teller Machine (ATM) is also being proposed on a portion of the property which will be subdivided prior to construction of the Goodyear site. The ATM use is not part of the SUP application and is only shown for reference of potential future build out. Currently, the lot is a graded outparcel for Sun Valley Commons Phase 3 shopping center. A tire store is classified as motor vehicle repair shop not including body work in section 520.020 of the Unified Development Ordinance (UDO), which requires an SUP in both the General Business District & Village Center Overlay District.

ANALYSIS

Proposed Land Use

The SUP application contemplates an approximately 6,344 square foot building for the use of a Goodyear Auto Service Center and includes seven (7) bay doors, storage, office and customer waiting areas. Services provided include the sale and installation of tires and general automobile maintenance and repair services (i.e. fluid replacements, belts and hoses, brakes, mufflers, suspension, and other general repair services). These facilities do not provide major engine rebuilding or auto body services where vehicles are likely to be onsite for extended periods of

time. The motor vehicle repair use requires an SUP due to the service nature of the business and it locating within a village center/shopping environment. Typically repair shops create substantial amounts of noise that could potentially affect the operations of adjacent businesses. Hours of operation for Goodyear are typically 7:30 am to 7:00 pm seven (7) days a week depending on each location's needs.

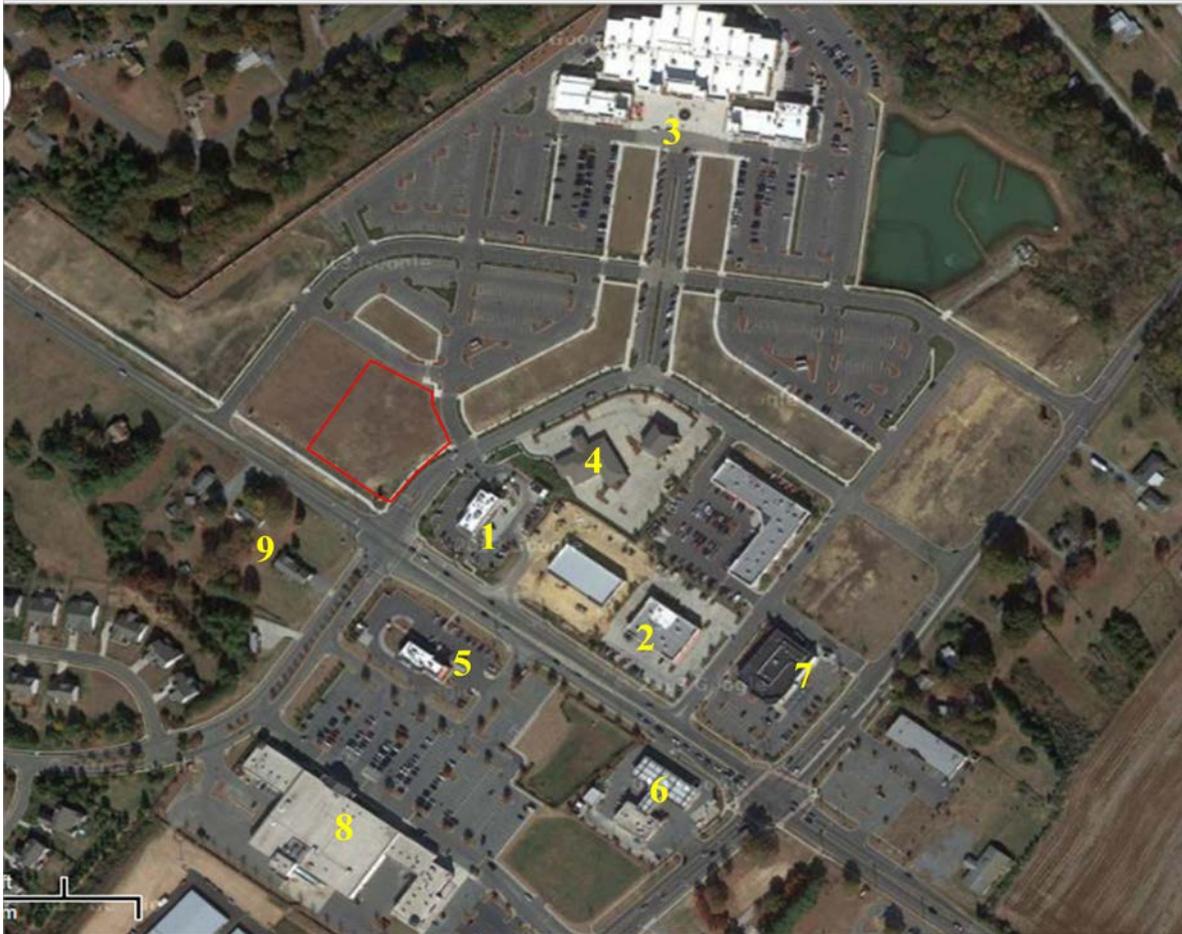


Proposed Goodyear Auto Service Center

Proposed Site

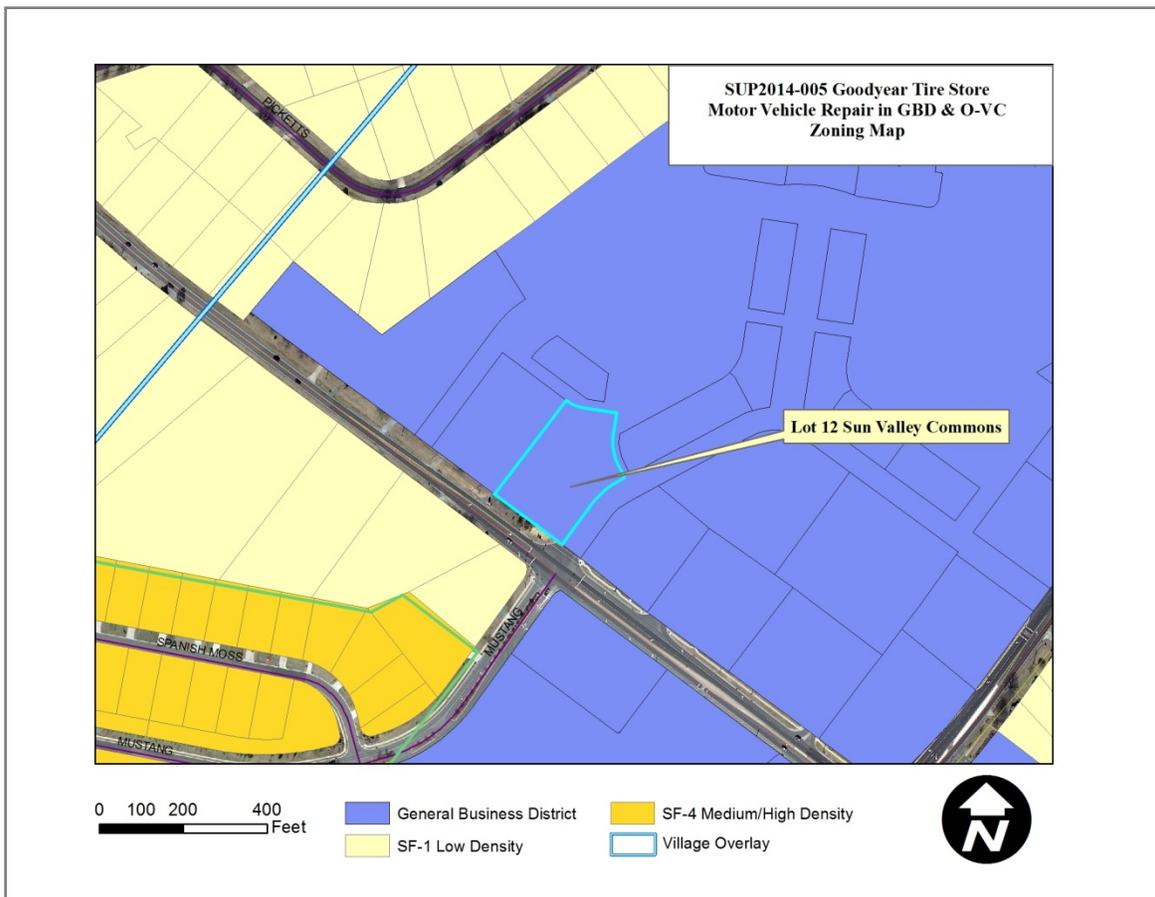
The subject parcel is located in the Sun Valley Commons Shopping Center (Lot 12 of Phase III) and is approximately 1.463* acres in size. (*Area adjusted to include 0.133 acre of Lot 13 to accommodate site development.) The next closest auto service center similar to Goodyear is the Firestone Auto Service Center which is located on Highway 74 in the Union Town Centre (across from the Harris Teeter distribution center) and it is approximately two (2) miles away. If approved, this would be the first motor vehicle repair shop developed within an O-VC since the adoption of the village center system with the associated use restrictions and design guidelines.

Existing Conditions: Lot 12 is part of a previously approved master development, Sun Valley Commons, as an outparcel. The site has internal access via the existing street network and no direct access would be allowed onto Old Monroe Road. The Sun Valley Commons center mainly consists of consumer/retail establishments (i.e. fast food, coffee shops, casual dining, office, & similar retail uses). The land immediately across Old Monroe Rd. consists of three single family homes. The Town's Comprehensive Plan shows that land as being designated as mixed-use which is a similar category as the Sun Valley Commons development.



Surrounding Uses:

1. McDonald's
2. Starbucks
3. Movie Theater
4. Funeral Home
5. Bojangles
6. Shell Gas Station
7. CVS Pharmacy
8. Harris Teeter
9. Single Family Homes



Zoning Map

Site Improvements: The site will include the 6,344 square foot building that is orientated towards Old Monroe Road with the bay doors being located towards the interior of the site. Staff has encouraged this design to lessen the visual impact of the automotive use facing the street and the adjacent residences and to reinforce the Village Center Overlay (O-VC) design concept. Since this property is located in the O-VC District there have been numerous streetscape improvements added to the plan. The O-VC was established to provide for the designation of areas within the Town where mixed-use centers (Sun Valley Commons) are required to meet a higher standard of architectural and site design. Design standards for this property include, but not limited to;

- Parking located to the side and rear of the building, not in front
- Perimeter landscaping to lessen the impact of the automotive use to adjacent properties
- The building is placed closer to the road to help create a more urban streetscape.
- Pedestrian zones located between the public sidewalk and building to create gathering areas

Real Estate Appraisal Report (Attachment 2)

The Town requires a real estate appraisal report to be submitted as part of the SUP submittal (UDO Section 360.010). The purpose is to determine whether or not there will be a substantial negative impact on neighboring property values as a result of the proposed use. The applicant has submitted such a report as part of his application prepared by Carolina Appraisal Co. Inc., Margaret Desio, Certified Appraiser #A3968. The findings in the report state the operation of a

Goodyear Tire Store is not deemed to have any detrimental effect nor diminution in value to the surrounding area.

Outside Agency Comments

There were no comments or issues identified by outside agencies.

Plan Consistency

The subject property is located within the Sun Valley Village Plan of the Comprehensive Plan. This Village is the largest of all of the villages in Indian Trail. With an approximate population of 10,000 people the Sun Valley Commons shopping area is a sub-regional shopping destination. This area provides numerous essential services to the residences of Indian Trail. Based on analysis of this use, Staff is of the opinion that the proposed use is in harmony with the surrounding area based on the following goals:

- **Land Use and Housing Goal No. 1:** *Promote a mix of different types of land uses within each village and avoid potential land use conflicts between neighboring properties and surrounding municipalities.*
- **Economic Development Goal No. 2:** *Create a more balanced tax base by promoting the development of office parks, businesses, retail centers and industrial parks. Promote a diverse local economy that will support varied employment opportunities.*

Most Indian Trail households own one or more motor vehicles. Locating a motor vehicle repair use at this location provides a professional service that could be used by residents in the southwestern area of Indian Trail that will not have to drive to establishments in distant locations or outside of Indian Trail to meet their automotive repair needs. This business will create new jobs for the area and the property's assessed value will be increased with the improvements of the site.

Under **UDO Section 360.080**, the Board of Adjustment, when considering whether to approve an application for a special use permit, shall review and evaluate the following:

1. **Whether the application is complete.**
 - a. Staff is of the opinion that the application for SUP2014-005 is complete.
2. **The Board will consider whether the application complies with all of the applicable requirements of this ordinance.**
 - a. As per the stated conditions of this special use permit, staff is of the opinion that SUP 2014-005 is in compliance with the requirements set forth by the Unified Development Ordinance (UDO).
3. **If the Board of Adjustment concludes that all such requirements are met, it will issue the permit unless it adopts a motion to deny the application for one or more of the reasons set forth in UDO Section 360.030.** Such a motion will propose specific findings, based upon the evidence submitted, justifying such a conclusion.

Under **UDO Section 360.030**, the Board of Adjustment must make these required considerations of public health, safety, and welfare. The Board of Adjustment's authority in the review of this special use permit application is broad and the Board may approve with conditions if it concludes, based upon the information submitted at the hearing, that the proposed development will:

1. **Not materially endanger the public health or safety; and**
2. **Not substantially injure the value of adjoining or abutting property; and**
3. **Be in harmony with the area in which it is to be located; and**
4. **Be in general conformity with the Town of Indian Trail Comprehensive Plan and other adopted plans.**

If one of these findings cannot be made, then the Board must move to deny the special use permit request, stating for the record why the Board has decided to do so.

Recommendation

If the Board is of the opinion that the above required findings can be made to approve the project, staff recommends the site be subject to the following conditions, along with the Board's approval of the special use permit:

1. The overall conceptual site orientation of the bay doors away from the right of way and building elevations provided with this SUP shall be consistent with the Village Center requirements; and
2. The outdoor storage of automobile parts and other materials is prohibited; and
3. The outdoor overnight parking of customer vehicles is prohibited; and
4. The outdoor servicing of vehicles or display of merchandise (i.e. tires, etc.) is prohibited; and
5. The use of air compressors or similar loud noise making equipment shall be located within the interior of the building; and
6. The hours of operation will be limited to no later than 8:00 PM on any night of the week; and
7. Applicant must obtain a privilege license from the Town of Indian Trail.

Attachment 1 – Application with Letter of Intent

Attachment 2 – Real Estate Appraisal Report

Attachment 3 – Renderings & Site Plan

Staff Contact

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ATTACHMENT 1
APPLICATION

ATTACHMENT 2
REAL ESTATE APPRAISAL REPORT

ATTACHMENT 3
RENDERINGS & SITE PLAN