



Indian Trail, North Carolina 28079
Telephone (704) 821-5401

PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

Special Use Permit Staff Report

Case: SUP 2016-0014-005 Special Use Permit			
Reference Name	Goodyear Tire Store <u>Valvoline Instant Oil Change</u>		
Existing Site Characteristics	Proposed Use	Motor Vehicle Repair Shop w/No Body Work	
	Existing Zoning	GBD (O-VC) General Business District with Village Center Overlay	
	Existing Use	Vacant	
	Site Acreage	1.4631094 acres	
Applicant	Eagle Engineering, Inc. on behalf of The Moser Group <u>Maxco Construction/Quality Automotive Services Inc.</u>		
Submittal Date	November 3, 2014 <u>February 2, 2016</u>		
Location	6411 Old Monroe Road <u>Wesley Chapel Stouts Road</u> (Lot 123 of Sun Valley Commons)		
Tax Map Number(s)	07-090-006 <u>PZ</u>		
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 Valvoline Instant Oil Change Goodyear Tire Store at Lot 3 of Sun Valley Commons. ~~also . The ATM use is not part of the SUP application and is only shown for reference of potential future build out and a drive up Automated Teller Machine (ATM) at 6411 Old Monroe Road; currently~~ Currently, the lot is a graded outparcel for Sun Valley Commons ~~Phase 3~~ shopping center. An instant oil change business 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.

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Comment [rb1]: Does ATM require an SUP?

ANALYSIS

Proposed Land Use

The SUP application contemplates an approximately 6,3442.006 square foot building for the use of a Goodyear Valvoline Instant Oil Change tire store and which includes seven (7) three (3) bay doors, storage, office and customer waiting areas. The typical services provided include , but not limited to: the sale and installation service of tires and of general automobile maintenance and

Comment [rb2]: Include brief overview of what repair activities will be conducted and will not be conducted onsite.

repair services (i.e. most automobile fluid replacements, tire sales and maintenance, inspection and replacement of belts and hoses, & brakes, mufflers, suspension, and other general repair services checking engine components) & overall vehicle maintenance. These facilities are not designed to not provide major engine repair rebuilding or auto body services where vehicles are more likely to be onsite for extended periods of time; based on their website, customers typically stay in their vehicles while they are serviced. The lot is subject to be subdivided to allow for a drive-up ATM towards the rear. The ATM would be subdivided from the property and be located on its own parcel. The uses of automotive repair stores/motor vehicle repair use requires an SUP special use permit due to the nature of 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 adjacent property owners/the operations of adjacent businesses. Hours of operation for Good Year Valvoline Instant Oil Change are typically 7:30-7:00 am to 7:00 pm, Monday through Saturday and 10:00 am to 6:00 pm on Sundays.

Comment [rb3]: Days of week?



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Proposed ~~Goodyear-Valvoline Instant Oil Change~~ Building

Proposed Site

The subject parcel is located in the Sun Valley Commons Shopping Center (Lot-~~3+2 of Phase III~~) and is approximately 1.094463* acres in size. (~~*Area adjusted to include 0.133 acre of Lot 13 to accommodate site development.~~) Lot 3 is located on Wesley Chapel Stouts Road close to the CVS Pharmacy. If approved, this would be the second motor vehicle repair shop approved within an O-VC since the adoption of the village center concept with the associated use restrictions and design guidelines.

Comment [rb4]: May want to identify the closest general auto repair shop from this location. May also want to mention this is the first auto repair shop approved within a VC-O since adopting the village system and associated stds. (I believe that is correct).

Existing Conditions: Lot ~~42-3~~ 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 Wesley Chapel Stouts~~. 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~~ Wesley Chapel Stouts consists of ~~three single family residents homes~~ a proposed shopping center called The Shoppes at Hanfield Village. This shopping center will include several retail/commercial buildings and a Publix grocery store. 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.



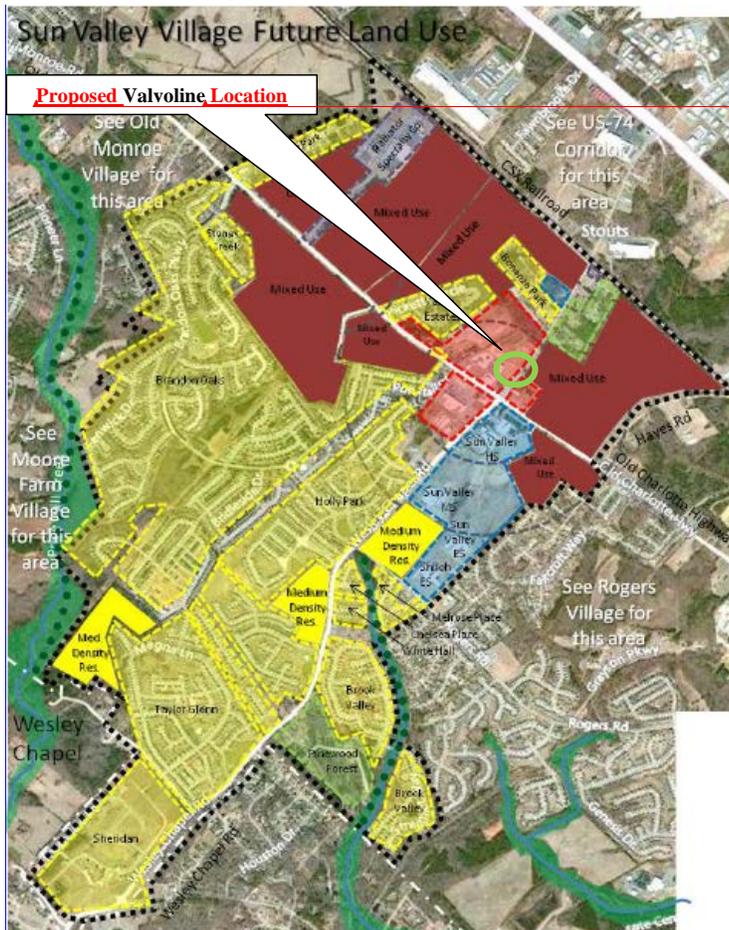
Surrounding Uses:

- 1. McDonald's
- 2. Starbucks
- 3. Movie Theater
- 4. Funeral Home
- 5. Bojangles

Comment [rb5]: Make sure you know the linear distance separating good year and funeral home for presentation. Make sure this business was notified even if beyond notification area.

- 6. Shell Gas Station
- 7. CVS Pharmacy
- 8. Harris Teeter

- 9. Single Family [ResidenceHomes](#)
- 10. Goodyear Auto Center
(Currently Under Review)

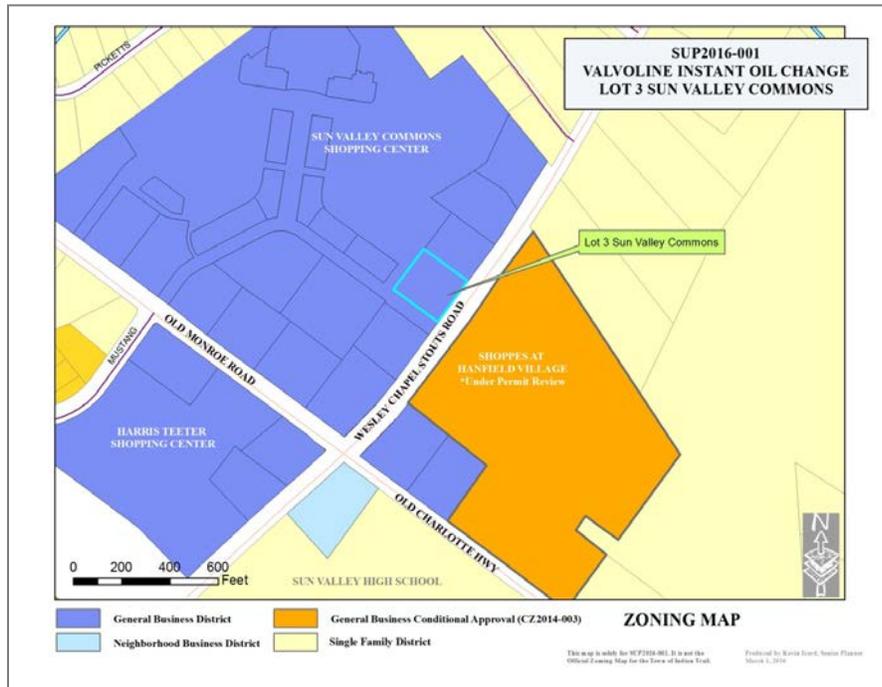


Comment [rb6]: Provide a call out for site location on this map.

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Zoning Map

Site Improvements: The site will include the 2,006 square foot building that is orientated towards Wesley Chapel Stouts Road with the bay doors being located perpendicular and towards the rear of the property. Staff has encouraged this design to lessen the visual impact of the automotive use facing the street and to reinforce the Village Center Overlay (VC-00-VC) design concept. Since this property is located in the Village Center Overlay (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 rear of the property 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 make a more pedestrian friendly atmosphere help create a more urban streetscape
- Pedestrian zones located between the public sidewalk and building to create gathering areas
- See Attachment #3 for full renderings and site plan features

Other Improvements: There are other factors that staff have commented on to the applicant that are typical during the site plan review process that are necessary for development but not required during the SUP process which include, but not limited to;

- Subdivision and lot line adjustment
- Lighting Plan

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- ~~Signage requirements~~
- ~~Screening of HVAC Equipment~~

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Wesley Chapel Stouts Road Elevation

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 Valvoline Instant Oil Change 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.~~

~~Comments were received from the following Agencies:~~

- ~~Union County Sheriff's Office: No public safety issues with the use.~~
- ~~Union County Fire Marshal: No comments.~~
- ~~Union County Public Works: No comments.~~
- ~~North Carolina Department of Transportation: Reviewed and had no comments.~~

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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. The use of a tire store~~ Locating a motor vehicle repair use at this location provides a professional service that ~~everyone with a vehicle needs at some time or another could be used by.~~ By having a tire store at this location, residents in the southwestern ~~portion area~~ of Indian Trail ~~that~~ will not have to drive to ~~other establishments in distant~~ locations or outside of ~~town~~ 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. ~~it'll increase the assessed value of the property.~~

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 SUP2016-001 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 2016-001 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~~ 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. ~~No~~The outdoor storage of automobile parts and other materials is ~~permitted~~prohibited; and;
 3. ~~No~~The outdoor overnight parking of customer vehicles is ~~permitted~~prohibited; and;
 4. ~~No~~The outdoor servicing of vehicles or display of merchandise (i.e. fluids, etc.) is ~~allowed~~ exterior of the buildingprohibited; 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.
- Is this relevant to SUP?
- + Add conditions here

- Attachment 1 – Application with Letter of Intent
- Attachment 2 – Real Estate Appraisal Report
- Attachment 3 – ~~Existing Conditions~~Renderings & Site Plan
- Attachment 4 – Images

Staff Contact

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 Senior Planner
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ATTACHMENT 1
APPLICATION

ATTACHMENT 2
IMPACT STATEMENT REAL ESTATE APPRAISAL REPORT

ATTACHMENT 3
RENDERINGS & SITE PLAN

ATTACHMENT 4
IMAGES