



December 30, 2021

Reference: Special Use Permit Application – Fifth Third  
1800 Fordham Blvd (PIN #9799-68-5750)  
Statement of Justification/ Project Narrative

The current use of the property is fast food restaurant with a drive thru window. There was a Special Use Permit issued on May 10, 1993 by the Town for the existing drive thru window. The applicant is proposing to demolish the existing Hardee's and to redevelop the parcel with a financial services branch with a drive up ATM and drive thru teller lane. The property is zoned CC and the proposed use is currently allowed in the zoning district. The Special Use Permit is being applied for to allow the drive thru teller lane and ATM lane.

The existing building is approximately 3,287 square feet and the proposed building will be approximately 2,400 square feet. The applicant will be removing the existing building, existing parking lot, and auxiliary structures on the parcel. There will be a new parking layout provided with less parking spaces than currently exist. The impervious area for the parcel will be reduced with the redevelopment; therefore, reducing the amount of stormwater runoff from the property. There are currently two driveway accesses to the property with one access point off the Fordham Blvd Service Road and one access point off Old Durham Road. The proposed plan will modify the access points but maintain the same number that currently exists. The access point off Old Durham Road will be maintained. The access point off the Fordham Blvd Service Road will be abandoned. This access point will be replaced with an access point to the Wegman's parcel. The access point to the Wegman's was contemplated with the approval of their permit and is desired by the Town's staff. The applicant has had communications with the Town Engineer and NCDOT about the access points prior to submittal of the application. The proposed use will generate fewer trips than the existing fast food use.

The applicant is proposing to modify the required landscaping along Old Durham Road and Fordham Blvd Service Road to provide continuity with the streetscape design established by the Wegman's project. The applicant is also proposing to modify the required buffers. The modified buffers along the public right of way are being proposed for public safety so there is open and transparent view of the property for the law enforcement officers driving along the streets adjacent to the project. The visibility of the building and parking lot from the right of way will make the employees and customers feel more secure as well. The property will be well lit at night to provide a sense of security at night for customers using the ATM and night drop off along with employees having to leave at night. There will be an enhanced buffer along the adjacent property line with Wegman's.

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Project Engineer  
**S&ME, Inc.**