

Excerpt of Draft Planning Commission Meeting Minutes - July 8, 2026

Public Hearing 1: 524 S. College Road (CD-6-226).

Ms. Haley Hopkins, Planner I, presented an overview of the request for a conditional district rezoning of the property containing 1.76 acres +/- located at 524 S. College Road from O&I, Office and Institutional to CB (CD), Community Business, Conditional District. The project included the installation of a Wawa convenience store with fuel pumps and a pick up window.

Staff noted:

- The property is approximately 1.76 acres, and contains a vacant furniture store business, and is currently zoned O&I
- Proposal includes a right-in/right-out access from South College Road, a future connection to University Drive through cross-access easements
- The request includes landscaping, pedestrian improvements, and reduced impervious surface.
- A condition is included to require relocation of the trees currently in the NCDOT right-of-way onto the subject site.

Commissioners asked clarifying questions related to:

- Traffic circulation, access, and the Traffic Impact Analysis (including pass-by trips).
- University Drive access and cross-access easements.
- Pedestrian connectivity and sidewalk improvements.
- Landscaping, buffering, and tree preservation/relocation.
- Compatibility with surrounding development and future redevelopment opportunities.

The applicant, Mr. Sam Franck, attorney with Ward & Smith, began his presentation by answering the commission's questions. He noted specifics related to the project design, the access strategy, and provided a brief presentation on the history of the subject site and answered commissioners' questions. He explained:

- The project design and the history of the subject site.
- The proposed access strategy, and clarified that the University Drive connection would be established through future easements at the applicant's expense. The applicant also explained the traffic assumptions used in the TIA.
- and agreed to revised language for Condition No. 5 regarding relocation of trees within the NCDOT right-of-way where feasible, subject to NCDOT approval, utility conflicts, and the ability to relocate the trees without irreparable damage.
- The applicant's concerns about the condition requiring relocation of right-of-way trees. He noted that the applicant was agreeable to the condition but suggested revising the language to include:
 - where feasible,
 - subject to NCDOT approval, utility conflicts, and
 - the ability to relocate the trees without irreparable damage.

There was additional discussion related to the existing conditions that could be lost by removing the conditional district designation.

At this time, Chairman Lennon opened the public hearing. There was no one present to speak, however, two written comments in opposition were received prior to the meeting and forwarded to the Commission. The public hearing was closed.

The commission continued their discussion regarding:

- Traffic impact analysis, pass-by trips, and University Drive access.
- Landscaping, tree preservation/relocation, and buffering.
- Pedestrian connectivity and sidewalk improvements.
- Revised tree relocation language within the conditions.

Motion and Vote

Commissioner Pollock MOVED to recommend approval of the proposed request with the revised conditions related to the relocation of the street trees. The motion was SECONDED by Vice-Chair Adams and PASSED by a vote of 6-0.