



Planning Commission Approval Letter

for:

Application # SP-01-2022

South Fayette Taco Bell

Preliminary & Final Land Development Application

May 24, 2022

Charter Central, LLC
PO Box 430
Talbot, TN 37877

Reference: File # SP-01-2022, Preliminary & Final Land Development Plan application for a new Taco Bell restaurant with associated site improvements to be located at 177 Millers Run Road, in the South Fayette Commons Planned Shopping Center Development.

The property is located in the C-2 (Highway Commercial) Zoning District.

Dear Charter Central, LLC:

At its May 19, 2022 meeting, the South Fayette Township Planning Commission approved your request for Preliminary and Final Land Development Plan approval of the above referenced application File # SP-01-2022, subject to the following:

- 1) Resolution of comments in the following review letters be addressed to the satisfaction of the Township Engineer and the Township Traffic Engineer:
 - Gibson-Thomas Engineering review letter dated **February 11, 2022**
 - Gibson-Thomas Engineering review letter dated **April 11, 2022**
 - The Gateway Engineers review letter dated **February 18, 2022**
 - The Gateway Engineers review letter dated **April 22, 2022**
 - The Gateway Engineers review letter **May 11, 2022**
- 2) Placement of a note on the final plans indicating the pending Township road widening project of Hickory Grade Road. The project includes the placement of a mountable concrete median constructed between Route 50 and Old Pond Road. This will result in the existing access to South Fayette Commons to/from Hickory Grade Road being restricted to right-in/right-out.

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If you have any questions and/or comments please feel free to contact me directly.

Respectfully,
Gibson-Thomas Engineering Co., Inc.

Jason F. Paulovich

Engineer's Representative

jason.paulovich@gibson-thomas.com

cc: South Fayette Township Board of Commissioners
South Fayette Township Planning Commission
John Barrett, Township Manager
Robert Garvin, Township Solicitor
Joetta Diorio, Gibson-Thomas Engineering Co., Inc.
Jerry Brown, Managing Director, Municipal Authority of the Township of South Fayette
Peggy Patterson, Executive Assistant - South Fayette Township
Abbey Scheerer, Administrative Assistant, Planning and Zoning Department - SFT
Nick Akers, Centec