

REPORT TO THE PLANNING COMMISSION

MEETING DATE: November 6, 2025

SUBJECT: Case #252682 – 280 Moore Lane (PANTHERx Rare Pharmacy Parking Lot Expansion) – Conditional Use Permit (CUP) Amendment

INTRODUCTION:

- McCarty Granberry Engineering (John McCarty), representing property owners (PANTHERx Specialty LLC and Commercial Real Estate, LLC), is an amendment to the CUP for a pharmaceutical storage and distribution facility on 4.158 acres located on the east side of Moore Lane (see Exhibits 1 and 3).
- The existing 38,700-square foot building, constructed in 2012 as an industrial manufacturing facility, is currently being used as a pharmaceutical storage and distribution facility.
- 280 Moore Lane is also known as Lot #8 of the South Street Industrial Park (see Exhibit 1).
- The subject property is zoned GI: General Industrial and is surrounded by GI zoning to the north, south, east and west.

BACKGROUND:

- On April 22, 2024, the Board of Mayor and Aldermen (BMA) approved the CUP allowing the pharmaceutical storage and distribution operations for PANTHERx Rare Pharmacy (Puma Holdco).
- The CUP restricted the size of the building to 38,700 square feet and 39 parking spaces only. As the business is projected to increase its on-site personnel, a further expansion of parking capacity from the existing 23 spaces to 140 spaces (117 new parking spaces) will require a formal amendment to the CUP by the BM).

KEY POINTS:

1. The CUP amendment is solely to increase parking spaces and there are no proposed changes to the size or footprint of the existing building (see Exhibits 3 and 7).

- The non-binding conceptual layout shows an additional 117 new parking spaces for employees, including five (5) ADA spaces.
- Additional site modifications will be limited to minor grading to support proper stormwater runoff management associated with the expanded parking area.
- A stone paver patio and a 10-foot x 20-foot pergola will also be installed for employee use.

2. The surrounding roadways can accommodate the traffic generated by this change, given the conditions of approval limiting parking capacity to 140 spaces (see Exhibit 4).

- Exhibit 4 shows the proposed increases in the number of employees parking lot expansion is anticipated to generate approximately 337 vehicle trips per day of which forty-eight (48) of these trips would occur during the AM peak hour and forty-six (46) during the PM peak hour. This is an increase from previous trip generation analysis which had estimated 67 daily trips.
- Moore Lane is a two-lane local roadway. It is in a rural condition (without curbs and gutters) and has open ditches without sidewalks.
- While the updated analysis shows this development will generate more trips than previously estimated, the increase in trips generated by additional on-site employees is not expected to negatively impact the surrounding roadway network, which has sufficient capacity to handle

additional traffic.

3. Per the applicant's drainage report, stormwater is expected to sheet flow into an existing concrete drainage swale located along the subject property's north and east property lines (see Exhibit 5). This will be further evaluated during the Site Plan Process.

- A minor stormwater detention area is located on-site south of the existing concrete drainage swale and east of the parking lot expansion.
- Although the parking lot expansion will widen the south driveway entrance, the existing drainage patterns across the existing south driveway will not be altered.

4. Adequate water and sewer capacity exists for the requested use at this location. If the building is expanded, additional information may be needed to ensure adequate capacity.

5. The request is consistent with the Grounds for Issuance of a CUP (Exhibit 6). The applicants have demonstrated the use and existing site design is compatible with surrounding development and minimizes any adverse impacts to adjacent property.

STAFF RECOMMENDATION:

Approval of the CUP Amendment is recommended, with the example conditions of approval (Exhibit 2), as the request is consistent with the Grounds for Issuance of a CUP (Exhibit 6) in § 151.0214, and the proposed use and existing site design is compatible with surrounding development and minimizes any adverse impacts to adjacent property.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map.pdf](#)

[Exhibit 2 - PC Conditions of Approval 10-31-25.pdf](#)

[Exhibit 3 - Applicant's Cover Letter 9-26-25.pdf](#)

[Exhibit 4 - Applicant's Traffic Generation Letter 9-26-25.pdf](#)

[Exhibit 5 - Applicant's Drainage Narrative 9-26-25.pdf](#)

[Exhibit 6 - Staff Response to CUP Criteria.pdf](#)

[Exhibit 7 - Conceptual Lot Layout 9-26-25.pdf](#)

PROPOSED MOTION: To recommend approval of the amendment to the CUP, subject to the conditions in Exhibit 2.