

Public Hearing



To: Town Council

From: Travis Morgan

Date: 6/13/2023

Re: Carolina Logistics Park amendment (*Action Item*)

UPDATE:

Future needs may warrant a fire station facility in the vicinity of the development. Beacon has agreed to consider Town needs in relation to their available land for possible Town purchase.

REQUEST:

John Core on behalf of Beacon Partners requests an amendment to the prior Carolina Logistics Park conditional zoning plan. The request is to add a driveway access point along the Northern section of the property along Downs Road. Only one access point (Carolina Logistics Drive) on Downs was approved as part of the prior approved plans and traffic study.

DETAIL:

New driveway access point is just North of Eagleton Downs and across from the Site One located at 11901 Downs Road. New driveway is by Building 8D on the plans and has initial NCDOT approval with the improvements shown including center turn lane road widening with 150 feet of stacking plus 140 feet of deceleration lane for Northbound left turns. For Southbound Right turns 100 feet of stacking plus 183 feet of deceleration have been added. Updated traffic study states stacking length for lanes is adequate. There is no traffic light. See plans.

STAFF COMMENT:

The proposal requires a conditional plan amendment because it alters the prior traffic study and single access point discussed and approved on earlier plans. I find the proposal consistent with adopted plans and policies and support the proposal with the below requirements:

- 1) Traffic improvements as shown are completed with NCDOT approval and prior to Building 8D's completion.
- 2) Outdoor storage by Building 8D along Downs Rd frontage improved for evergreen screen hedge or similar solid fencing.
- 3) Any additional signage to meet zoning ordinance.
- 4) If the four buildings of Building 8 are subdivided they are not to create a land locked parcels and otherwise meet subdivision ordinance.
- 5) Buildings have clear address numbers on the walls and street addresses confirmed for the 4 adjacent buildings.
- 6) Staff finds the proposal consistent with adopted plans.

PROCEDURE:

Council may vote to approve, disapprove, or to approved with modifications as mutually agreed upon with the applicant. Approval vote will find the proposal consistent with adopted plans per State General Statues. Disapproval should state reasons and inconsistency with adopted plans as related to State General Statues.