

Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 3/22/2021

Re: **Carolina Logistics Park amendment** (*informational item*)

REQUEST:

John Core on behalf of Beacon requests amendments to the prior conditional plan. Three amendments have been requested:

- 1) More front yard employee parking along the new connector road. All connector road buildings now have front yard parking. Text change states 1,657 parking spaces.
- 2) Tractor trailer parking in the front yard. As shown by building 4 with the approximate twelve angled tractor trailer spaces.
- 3) Subdivision entry signs. Beacon requests two entry signs in addition to the current maximum standard (7 foot tall and 50 square feet) individual monument sign. There would be a sign easement and two actual free standing signs on properties by entrances. There could/would be two individual signs rather than the singular monument sign current ordinance allows.

STAFF COMMENT:

- 1) The original approval staff supported the limited front yard parking with specific numbers to ensure the basic concept remained the same and encourage street front facing buildings that the overlay specifies. Of the seven original connector road buildings 3 had no front yard parking and provided a maximum of 943 front parking spaces. The new proposal buildings have been combined and pushed back. Staff understands and supports keeping car parking lot movement separate from tractor trailers but notes the view down the new connector road will be all parking lots in a suburban sprawl pattern. Staff welcomes comments, suggestions, or additional town benefit items from landscaping, screen walls to additional right-of-way for Downs Road.
- 2) Original approval does not allow tractor trailer parking in the front yard along the new connector road. Staff opposes as inconsistent.
- 3) Signs. Staff recommends subdivision entry signs for this project due to building size and acreage and part of our placemaking goals. Monument using farm equipment theme as art is appreciated. Text 7B(a)(b) request is not completely clear. Signage 25 feet tall and one being 40 square feet of signage and other 75 square feet? If the entry elements do not have signage they would be allowed as art in the ordinance. Zoning issue is two free standing signs on the same property these could allow one business two signs and not be fair to other properties that are permitted only one. If entry signs were on their own parcel of land they would be conforming. Applicant does not want to create a commercial HOA and/or other reasons they do not want to create entry sign parcel. Applicant to explain.

PROCEDURE:

This workshop is to gain information about the proposal. This meeting is to familiarize you with the applicant's request and to hear any initial comment.

Original Approved Concept Plan:

