

Workshop



To: Town Council

From: Travis Morgan

Date: 4/24/2023

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

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 SiteOne 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 200 feet of stacking plus 150 feet of deceleration lane for Northbound left turns. For Southbound Right turns 100 feet of stacking plus 150 feet of deceleration have been added. Updated traffic study states stacking length for lanes is adequate. There is no traffic light. Access point is shown to be level of service A except for peak period which is shown as LOS C. Level of service wait time would be for those turn lanes to utilize specifically the left Northbound turn lane into the driveway. 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 could 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 except for tractor trailer parking is prohibited in front of Building 8D along Downs Rd frontage.
- 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) Any land needed for Town facilities or infrastructure to serve the development is considered.

PROCEDURE:

This meeting is to familiarize you with the applicant's request go over updates, modifications, and recommendations. The process is legislative with the standard conditional zoning process. This is a workshop meeting intended to refine the development proposal and to get your feedback ahead of any future public hearing and council vote. For any upcoming vote; a general consistency statement is needed for consistent with or inconsistent with adopted plans. Such as: Proposal is found to be reasonable and consistent with adopted plans.