

# Public Hearing



**To:** Town Council

**From:** Travis Morgan

**Date:** 4/13/2021

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

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## **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 states 1,657 parking spaces up from 943 prior.
- 2) 12 Tractor trailer parking spaces in the front yard. As shown by building 4.
- 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 sign easements 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) From our previous discussion about front yard parking some sort of landscape in addition to the standard evergreen hedge was to be added. 3' tall shrubs with (7) taller 6-7' every 200' added. Open for discussion. Staff suggests small flowering shrub in front of hedge screen or at corners. Staff would note passenger car parking spaces now go into the 50' back of curb truck parking setback specifically in front of building 4. Staff recommends removing the approximate 41 parking spaces nearest the Downs Rd BMP and new connector road. Employees parking here would have to cross the tractor trailer access drive that staff does not recommend as safe.
- 2) With the increased parking that was linked to a higher profile building and operations improved building elevations. Staff recommends elevations similar to the flagship building 2 for building 4 since it will be opposite building 2 and the first building entering the development on the left. See packet elevation renderings.
- 3) Original approval does not allow tractor trailer parking in the front yard along the new connector road. Plan update shows 12 now. Staff finds this inconsistent to precedent and does not recommend.
- 4) Shopping centers: ordinance allows 20' tall and 125 sqft for 10-14 tenant in commercial zoning  
Nations Ford sign: 18' with approximate 1'1"x1'4" logo size at top with 5'x 5'4" underside logo  
Downs Rd sign: 6'x6'3" or 37.5 sqft of signage shown.  
Staff opposes plan note signage 7Bb stating up to 75sqft of signage for the Downs Road Sign (parcel 20504135). Recommend no more than 50sqft per ordinance.  
Staff still recommends development entry signs be on individual tax parcels.

## **PROCEDURE:**

This is the public hearing for Council to gain input from staff, public, and the applicant about the proposal. This meeting is to familiarize you with the applicant's request and to hear any public comment. This follows standard legislative approval process. There are no findings of facts needed. If you have all the information needed to make

a decision you may; at your discretion, close the public hearing and make a vote.

**Original Approved Concept Plan:**



**New Plan highlighted areas:**

