



PINEVILLE TOWN COUNCIL WORK SESSION AGENDA
The HUT MEETING FACILITY for Council & Staff
(Meeting Open to the Public via ZOOM-See Instructions below)
413 JOHNSTON DR., PINEVILLE, NC
TUESDAY, MAY 26, 2020
6:00 P.M.

- 1) **Call Meeting to Order:**
- 2) **Discussion Items:**
 - A. **Kings Grant Warehouse Project by Beacon Development (Travis Morgan) Final Review of Kings Grant Warehouse Project on Downs Rd.**
 - B. **Request for Parking at 510 Eagleton Downs Dr. (Travis Morgan) Conditional Zoning Request for parking along Downs Rd.**
 - C. **Review of Hyundai Plan (Travis Morgan) Request by John Fryday on behalf of TT of HY Pineville Property LLC and Nick Berndt of AMSI to reapprove Hyundai Dealership.**
- 3) **Adjourn**

If you require any type of reasonable accommodation as a result of physical, sensory, or mental disability in order to participate in this meeting, please contact Barbara Monticello, Clerk of Council, at 704-889-2291 or bmonticello@pinevillenc.gov. Three days' notice is required.

Topic: May 26 Work Session

Time: May 26, 2020 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84497426707?pwd=eENoelBXRitFVkljZWpnSlIPUG1NQTO9>

Meeting ID: 844 9742 6707

Password: 686897

One tap mobile

+16465588656,,84497426707#,,1#,686897# US (New York)

+13017158592,,84497426707#,,1#,686897# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 844 9742 6707

Password: 686897

Find your local number: <https://us02web.zoom.us/j/84497426707?pwd=eENoelBXRitFVkljZWpnSlIPUG1NQTO9>

Memorandum



To: Town Council
From: Travis Morgan
Date: 5/26/2020
Re: Beacon Development Kings Grant (*Workshop*)

PLAN UPDATES:

Plan has been updated with notes such as street lighting. See staff comments. Additional center turn lane along Downs Road between the new warehouse at 12115 Downs and new connector street. Southern stub road removed. 100-foot concrete intersection aprons on either end of the connector road. Improvement notes for Coley property road frontage. Sidewalks along both sides of new connector street.

PROPOSAL:

Proposal is to combine the below parcels into a unified zoning and development area for general warehouse/distribution/office use. All parcels are currently zoned General Industrial (G-I) currently with the exception of the 6 smaller R-7 residential properties along Downs Road. These 6 would need to be rezoned to match the conditional plan zoning. Due to the size of the development and the rezoning, proposed zoning would be General Industrial Conditional Development (G-I CD) that is conditionally approved by you as Town Council.

DEVELOPMENT SUMMARY:

Properties:	10.918 Redtail	53.68 Harley	2.05 Harley	2 -Coley
(acres)	1.26 Miller	81.5 Harley	.753 Harley	1 Whiteside
	46.5 Miller	1.81 Harley	2 Darnell	1.005 Whiteside
	34.09 Miller	2.675 Harley	.845 Fisher	.828 Harley
Acreage:	240.914 Total acreage shown for parcels above			
Square footages:	3,500,000			
Typical Breakdown:	80.67% Warehouse 12.45% Production Space 6.88% Office			
Parking Minimum:	Ordinance 1 space per 4000 for warehouse 1 space per 350 for office			
Height:	50'			
Traffic:	Awaiting updates to reflect curb cut changes.			

STAFF COMMENTS:

Most notes are general standard. Staff does have issue with a few notes and would like to clarify others:

*Note 2F rather than “zoned for uses permitted” should read zoned (G-I CD) to match plan.

*Note 3B is about outdoor storage Note 3D staff recommends no outdoor storage in the front yard (between building front and street) particularly Downs Road and the new connector road. As shown on the plan front storage would not be recommended for Downs frontage for building 2 and 3 nor connector road frontage for 4,5,6,7, 8, and 11.

*Note 2G notes 5-year vesting. This is a large project and will take some time to complete. Normal zoning would hold they would need to begin continued and sustained effort with the approval within 2 years. There is no exact required time to complete as long as they continue development.

*Note 6D staff recommends to say no on street parking rather than no dedicated parking to avoid confusion and to be worded more generally.

*Notes6LMN regarding parking. Staff has issue with the broad language and allowance of front yard truck courts along connector road (currently none shown). Staff recommends removal of these notes to specify parking as shown on the plan. Staff regards this as a significant change that differs from the plan concept.

*Note 8 Lighting. Staff is still reviewing and going over fixtures, spacing and price. Staff is considering all decorative lights along Downs Road. Spacing can be adjusted and would consider just pedestrian double head style rather than with taller overhead street lighting except at the new connector road intersection.

Adjacent Owner Comment:

Charles Wilkerson of 12255 Nations ford said he liked the improved elevations rather than basic concrete tilt panel and his workings with beacon were positive, that they kept a neat and well-maintained property.

Ken and Denise Hammond of 12381 Downs had concern and recommendations:

1. Stormwater concern. Prefers avoiding Downs Rd ditch for drainage particularly in front of him and for draining back towards the Miller farm to use the McCullough branch instead.
2. Shifting the new road North as we have discussed
3. Building placement, lighting, noise, buffers and screening wall and landscaping in front of them

STAFF SUMMARY:

Recommend changes or discussion on the above staff comment notes. Need to address screening and other Hammond discussion points. Sidewalk on both sides of connector are a welcome addition. Need traffic study update road alignment, and/or road improvements to be finalized.

PROCEDURE:

This is an informational workshop for the applicant to update you on the updates to the proposal. The applicants and staff welcome any feedback or direction as the proposal progresses.

CAROLINA CROSSING LOGISTICS CENTER | BEACON ACQUISITIONS, LLC
CONDITIONAL PLAN NOTES
20 MAY 2020

1. DEVELOPMENT DATA TABLE

- A. Site Acreage: +/-288
- B. Tax Parcels included in Rezoning: 20518101-02, 20518104-10, 20504110-11, 20504118, 20504124, 20505229, 20505244, 20519102, 20505244, 20505229, 20504124, 20518105, 20518104, 20518102, 20518101
- C. Existing Zoning: G-I (NMX OVERLAY), R-7
- D. Proposed Zoning: G-I (Conditional Use)
- E. Proposed Square Footage:
 - Development Area A: A maximum of 250,000 SF of Office/Industrial/Warehouse space
 - Development Areas B-G: A maximum of 3,500,000 SF of Office/Industrial/Warehouse space
- F. Maximum Building Height: 50' from first floor finished floor elevation to roof peak.
- G. Maximum Number of Buildings: 15 for Development Areas A, B, C, D, E, F, and G.
- H. Minimum Number and/or Ratio of Parking Spaces: 1 space/4,000 SF for warehouse/manufacturing
- I. Amount of Open Space: Per PCCO Requirements

2. GENERAL PROVISIONS

- A. These Development Standards, the Technical Site Plan, Conceptual Site Plan and Conceptual Building Elevations and other graphics set forth form this Conditional Use Plan (collectively referred to as the "Conditional Use Plan") associated with the Conditional Use Plan filed by Beacon Acquisitions LLC (herein referred to as "Petitioner") for an approximately 288 acre site located on Downs Road at the Tax Parcels referenced above.
- B. Zoning districts/ordinance. Development of the site will be governed by the Technical Site Plan as well as the applicable provisions of the town of Pineville zoning ordinance (the "ordinance") dated February 12, 2019.
- C. Unless developed for a by-right use allowed in G-I, less than 100,000 SF, all conditions and requirements in this plan shall apply for development of the site.
- D. Graphics and alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, streets and other development matters and site elements (collectively the "development/site elements") set forth on the Conceptual Site Plan should be reviewed in conjunction with the provisions of these development standards. The layout, locations, sizes and formulations of the development/site elements depicted on the Conceptual Site Plan are graphic representations of the development/site elements proposed.

Since the project has not undergone the design development and construction phases, it is intended that this Conditional Use Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Conceptual Site Plan within compliance of these development standards.

Minor adjustments not anticipated by these development standards will be reviewed and approved by the Planning Director. The Planning Director will then determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the petitioner shall then follow the administrative amendment process.

- E. Number of buildings principal and accessory. The total number of principal buildings to be developed on the site shall not exceed 15. Accessory buildings and structures located on the site shall not be considered in any limitation on the number of buildings on the site. Accessory buildings and structures located on the site shall not be limited in location except for they shall be inside of any setbacks. Accessory structures and buildings include structures and buildings such as but not limited to; equipment enclosures, dumpster enclosures, gazebos, covered picnic areas, water tanks, guard house, trellises, accessory storage buildings and does not include exterior equipment.
- F. In the event parcel 20518103 is acquired by the developer during the development phase of this project, parcel 20518103 will be governed by this conditional use permit and will be zoned for the uses proposed.
- G. The Conditional Use Plan shall be vested for a period of 5 years. The Conditional Use Plan will be fully vested upon completion of the Connector Road.

3. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- A. All uses allowed by right in the G-I zoning district except those defined as Class 2 Manufactured Goods.
- B. Outdoor storage is permitted for the storage of: pipe, racking systems and equipment, scaffolding systems, storage containers, metal building products, spools of wire, siding, lumber, masonry products, roofing materials, fencing materials, geotextile fabrics, mechanical equipment, and pallets.
- C. Outdoor storage shall be screened from the public street right-of-way per the ordinance.

4. ENVIRONMENTAL FEATURES:

- A. The petitioner shall comply with the Town of Pineville approved and adopted Post Construction Controls Ordinance.
- B. The location, size and type of storm water management systems depicted on the concept site plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- C. Preservation of existing trees and vegetation per section 7.3.5 is not required. Developer will preserve trees where feasible generally in areas such as floodplains, wetlands, and other preserved natural resource areas.
- D. Zoning buffers indicated on the plan are based on current zoning and/or use of adjacent parcels. Buffers may be reduced or eliminated according to the ordinance if adjacent zoning or use changes in the future.

5. OPEN SPACE

- A. The Public Useable Open Space Requirement per the NMX Overlay shall be met within the proposed Streetscape Improvements provided.

6. ACCESS AND TRANSPORTATION

- A. Access to the site will be from Downs Road and Nations Ford Road in the manner generally depicted on the Technical Site Plan.
- B. Nations Ford Road right-of-way is located within Charlotte City Limits. Transportation and Streetscape Improvements for Nations Ford Road shall comply with NCDOT and City of Charlotte Standards and will generally include turn lanes and curb and gutter along the project frontage. Sidewalk improvements will not be provided per Charlotte City Code Chapter 19-173(c).
- C. The placement and configuration of the vehicular access points are subject to any modifications required to accommodate final site development and construction plans and to any adjustments required for approval by NCDOT, CDOT, NCDEQ and USACE in accordance with applicable published standards.
- D. There shall be no dedicated on-street parking provided along Downs Road, Nations Ford Road, or new public street.
- E. The alignment of the internal vehicular circulation and driveways may be modified by the petitioner to accommodate changes in traffic patterns.
- F. The new public street shall meet the standards of the typical section illustrated on the Technical Site Plan, and street block length and size will be constructed as generally depicted.
- G. An 8' planting strip and 5' sidewalk will be provided along both sides of the Connector Road.
- H. Street intersections shall be designed to NCDOT standards that will accommodate tractor-trailer vehicles.
- I. The petitioner will provide an eight (8) foot planting strip and five (5) foot sidewalk along the project frontage of Downs Road in Development Areas B, C, and D.
- J. Right of Way improvements (including curb and gutter, sidewalk, streetlights and planting strip) along the Downs Road frontage of parcel 20518103 may occur by either of these options:
 - a. Option A: The developer will install the right of way improvements if the Owners of parcel 20518103 are agreeable and if the developer is able to obtain the required property.
 - b. Option B: The developer will install the improvements if the necessary R/W is acquired by the Town of Pineville by way of eminent domain.
- K. Pedestrian crosswalks shall be indicated with painted striping.
- L. Parking and loading shall not be located between principal building and Downs Road in Development Area B. Parking and loading may be located between the principal buildings and Downs Road right of way in Development Areas C and D if setback more than 100' from the right of way. Parking in Development Area A shall be provided as illustrated on the Technical Site Plan as previously approved.
- M. Parking is permitted between principal buildings and the proposed Connector Road. Parking shall be set back a minimum of 20' from the street right of way.
- N. Truck courts may be located between the principal building and the proposed Connector Road. Loading and truck courts shall be set back a minimum of 20' from the street right of way.

- O. Truck courts may be located between the principal building and Nations Ford. Loading and truck courts shall be set back a minimum of 20' from the street right of way.
- P. The Connector road will be paved with concrete pavement for the first 100 feet from the intersection of Nations Ford Road and from Downs Road.
- Q. Driveway locations along the Connector Road are approximate and subject to revisions in final design and NCDOT coordination.

7. SIGNAGE

As allowed by the G-I zoning districts ordinance 5.4.6 General Industrial Signs.

8. LIGHTING

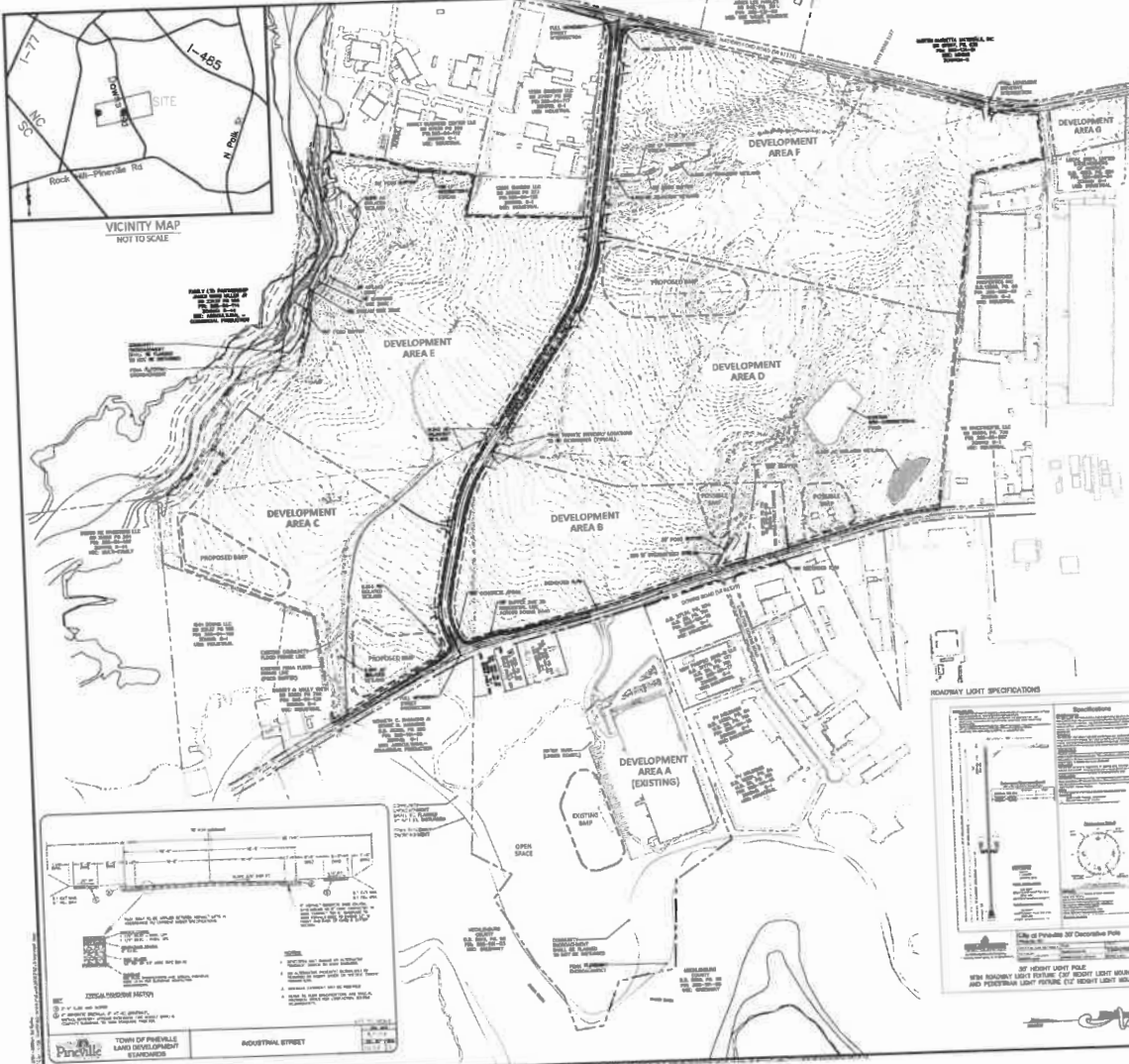
- A. Lighting withing the proposed street right-of-ways will include decorative and standard poles and fixtures similar the details provided on the Technical Site Plan. Downs Road will alternate decorative and standard poles. Connector Road will have standard poles. Lighting levels will be in accordance with the Town of Pineville standards. Additional pedestrian scale poles will not be provided. Light poles will not be added along Nations Ford Road
- B. Light fixture spacing shall be approximately 160'.

9. ARCHITECTURAL STANDARDS

- A. Buildings will be constructed of similar materials and style of sheet RZ 3.0
- B. All proposed principal buildings shall be located a minimum of 20' from all public street right of ways.

10. PHASING

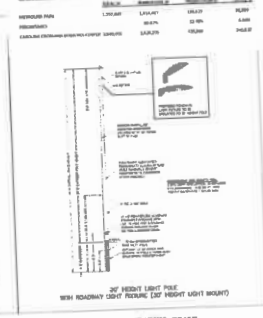
- A. Improvements associated with Development Area A are currently under construction.
- B. The developer will construct the proposed Connector Road during development of the next phase of building construction in Development Areas B, C, D, E or F.
- C. The developer will complete frontage improvements along Development Area G when improvements in Development Area G are constructed.



1. GENERAL NOTES
2. SITE PLAN
3. ROADWAY LIGHT SPECIFICATIONS
4. GRAFIC SCALE
5. LEGEND
6. TITLED SHEET
7. SHEET NO.
8. PROJECT NO.
9. DATE
10. DRAWN BY
11. CHECKED BY
12. APPROVED BY
13. PROJECT LOCATION
14. PROJECT DESCRIPTION
15. CLIENT
16. DESIGNER
17. SCALE
18. SHEET NO.
19. PROJECT NO.
20. DATE
21. DRAWN BY
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45. APPROVED BY
46. PROJECT LOCATION
47. PROJECT DESCRIPTION
48. CLIENT
49. DESIGNER
50. SCALE

ROADWAY LIGHT SPECIFICATIONS

ROADWAY TYPE	SPACING	HEIGHT	FOOT CANDLE	FOOT CANDLE
LOCAL	120 FT	12 FT	0.15	0.15
ARTERIAL	120 FT	12 FT	0.25	0.25
STATE ROUTE	120 FT	12 FT	0.35	0.35
FREIGHTWAY	120 FT	12 FT	0.45	0.45

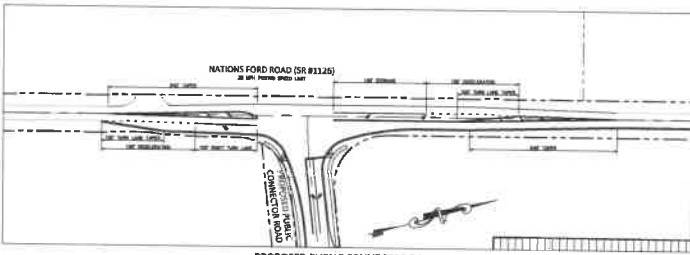


TECHNICAL SITE PLAN
FOR
CAROLINA CROSSING LOGISTICS CENTER
DOWNS ROAD
PINEVILLE, NORTH CAROLINA

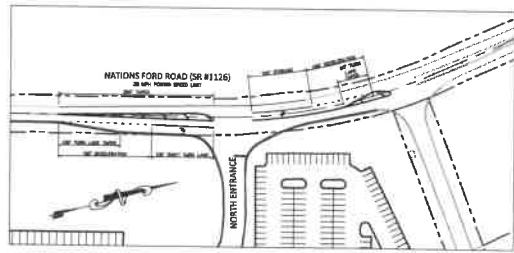
BEACON ACQUISITIONS LLC
300 EAST MAIN STREET, SUITE 200
CHARLOTTE, NC 28202

CIRSBORN
300 EAST MAIN STREET, SUITE 200
CHARLOTTE, NC 28202

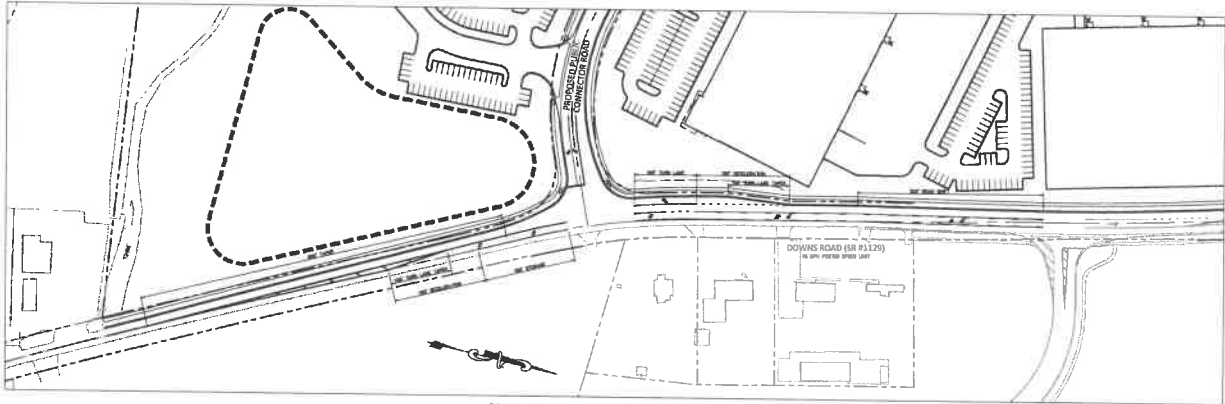
RZ 1.0



PROPOSED PUBLIC CONNECTOR ROAD
 @ NATIONS FORD ROAD
 SCALE 1" = 60'



NORTH ENTRANCE
 @ NATIONS FORD ROAD
 SCALE 1" = 60'



PROPOSED PUBLIC CONNECTOR ROAD
 @ DOWNS ROAD
 SCALE 1" = 60'

ROADWAY IMPROVEMENTS,
 INTERSECTION LOCATIONS, ETC.
 ARE SUBJECT TO APPROVAL BY
 PERMITTING AUTHORITIES.



OFFSITE ROAD IMPROVEMENT PLANS
 FOR
 CAROLINA CROSSING LOGISTICS CENTER
 DOWNS ROAD
 PINEVILLE, NORTH CAROLINA

BEACON ACQUISITIONS LLC
 500 EAST MAIN STREET, SUITE 100
 CHARLOTTE, NC 28202



Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 5/26/2020

Re: **510 Downs Road Parking Amendment** (*Workshop/Informational Item*)

BACKGROUND:

All of Eagleton Downs was a conditionally approved industrial subdivision by the planning board from September 15, 1998. Notes are few with the primary one being to allow the outdoor contractors yard and to prohibit any additional driveway connections from lot 1 and 2 onto Downs Road. Since the lot has not been developed and where conditional notes do not exist zoning opinion is the current zoning and overlay ordinance apply.

The property came in for development late last year and due to front drainage issues did not have Downs front parking and therefore met current zoning. The project is under construction but seeks to amend the Downs Road frontage.

PROPOSAL:

Larry Shaheen on behalf of Wolverine Trust LLC requests a conditional zoning amendment to allow parking spaces along the Downs Road frontage in the front yard. They note other buildings in Eagleton Downs as previously developed have front parking. Aesthetics was acknowledged as well as benefits and offsets possible to benefit the Town to gain the parking approval. Sidewalks have been added to Downs Road along the property after resolution of drainage issues and there are existing screening trees along the frontage as well. See attached plans and photo. It is my understanding the three-point turn or access all the way around the building is a fire marshal requirement.

STAFF SUMMARY:

Sidewalks are difficult here with Downs Road and the drainage. Sidewalks would be an asset to the Town to offset the front parking lot. Existing trees along Downs frontage offer some taller screening. Standard evergreen hedge maybe needed to match current parking lot screening requirements as it relates to car headlights. Any required vegetation or fencing should be outside of the overhead power lines and easement as landscaping is usually prohibited there.

PROCEDURE:

This is a workshop for Council to first see and discuss with applicant and staff about the proposal. This follows standard legislative approval process. There are no findings of facts needed. Applicant follow-up or clarification and next meeting dates are to be determined.

Office Use Only:

Application #:

Payment Method: Cash Check Credit Card Amount \$ _____ Date Paid _____

Zoning Application

Note: Application will not be considered until all required submittal components listed have been completed

Applicant's Name: Wolverine Estate Limited Family Trust 54 LLC Phone: 704-517-4554
Applicant's Mailing Address: 510 Eagleton Downs Dr., Suite D, Pineville, NC 28134

Property Information:

Property Location: 510 Eagleton Downs Dr., Pineville, NC 28134
Property Owner's Mailing Address: 510 Eagleton Downs Dr., Suite D, Pineville, NC 28134
Property Owner Name: Wolverine Estate Limited Family Trust 54 LLC Phone: 704-517-4554
Tax Map and Parcel Number: 20519118 Existing Zoning: G-1

Which are you applying (Check all that apply):

Rezoning by Right Conditional Zoning Conditional Rezoning Text Amendment

Fill out section(s) that apply:

Rezoning by Right:
Proposed Rezoning Designation _____

Conditional Zoning:
Proposed Conditional Use Zoning application filed to address connecting parking lots per Fire Department requirements
Acreage 3.23 acres Square Feet 22,500 sq ft Approximate Height 24 feet # of Rooms _____
Parking Spaces Required n/a Parking Spaces Provided _____ ****Please Attach Site Specific Conditional Plan**

Conditional Rezoning:
Proposed Conditional Rezoning Designation _____

Text Amendment:
Section _____ Reason _____
Proposed Text Change (Attach if needed) _____

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.


Signature of Applicant

3/17/2020
Date

Signature of Property Owner (If not Applicant)

Date

Signature of Town Official

Date



Workshop Meeting



To: Town Council
From: Travis Morgan
Date: 5/26/2020
Re: **Proposed Hyundai Car Dealership** (*Workshop/Informational Item*)

BACKGROUND:

You may recall the 10518 Cadillac property adjacent to I-485 and Pineville Road from prior dealership proposals: Hyundai June 2017 and Mercedes October 2018. Previously approved new Mercedes was abandoned in favor of improvements at the existing Mercedes facility due to expense and bad soil. Applicants would like to reapprove a similar Hyundai dealership proposal. Automobile dealerships are conditionally approved only in the B-4 zoning district.

PROPOSAL:

Same applicants as prior Hyundai. John Fryday on behalf of TT of HY Pineville Property LLC and Nick Berndt of AMSI request your consideration of a Hyundai new car dealership. Proposal is similar to 2017 proposal. Highlighted changes are a smaller proposal 40,000 square feet with traffic study allowance of up to 44,000 square feet down from up to 55,000, more detail on clock tower placement and relocated Pineville Welcome sign due to grading, use of dryvit "newbrick" cladding to reskin metal warehouse (see sample material), and larger concrete plaza by the dealership front door.

DEVELOPMENT SUMMARY:

Location:	10518 Cadillac
Acreage:	11.22 acres (minimum 4 acres)
Square footages:	44,000 per TIA (40,000 shown plus 1,200 car wash) (28,000 minimum) 75,000 (existing remaining warehouse)
Employment:	60 people (stated from prior)
Parking Provided:	Parking met. 519+/- total provided 45 front 'customer only' parking spaces.
Sidewalks:	10' sidewalk along Pineville Road, 5' sidewalk along Cadillac Street
Height:	approx. 26-28'
Traffic:	Additional right turn in pavement for turn radius on Pineville Rd repave and restripe Cadillac for 3 lanes with center 100' minimum car stacking.

STAFF SUMMARY:

Staff is disappointed the prior approved Mercedes plan was abandoned. Staff would like to see the property developed and improved as it is the Northern entrance to the Town. Notes and conditions such as larger landscaping by the front parking remain from earlier Hyundai conditional plan. As Town property; the value to relocate the existing Pineville Welcome sign has been valued at \$2000. The applicant can either relocate that sign as shown on the plans or the Town can use that amount towards a new sign in the area or elsewhere depending on council preference. It is staffs understanding that where the front landscape hedge ends and concrete patio begins is for loading and unloading of cars from the showroom and not for display purposes unless as discussed at the meeting.

PROCEDURE:

This is a workshop for Council to first see and discuss with applicant and staff about the proposal. This follows standard legislative approval process. There are no findings of facts needed. Applicant follow-up or clarification and next meeting dates are to be determined.

Office Use Only: Application #:
 Payment Method: Cash Check Credit Card Amount \$ _____ Date Paid 3/27/20

Zoning Application

Note: Application will not be considered until all required submittal components listed have been completed

Applicant's Name: JOHN FRYSON, PRINCIPAL, FAD/INTEGRAL Phone: 764-372-0001
 Applicant's Mailing Address: 118 E. KINGSTON AVE., SUITE 20, CHARLOTTE 28203

Property Information:

Property Location: 10518 CADILLAC ST., PINEVILLE, NC
 Property Owner's Mailing Address: 505 S. FLAGLER DR., SUITE 700, W. PALM BEACH, FL
 Property Owner Name: TI OF HY PINEVILLE PROPERTY, LLC Phone: 561-655-8900 33401
 Tax Map and Parcel Number: 205-092-05 Existing Zoning: B-4

Which are you applying (Check all that apply):

Rezoning by Right Conditional Zoning Conditional Rezoning Text Amendment

Fill out section(s) that apply:


Rezoning by Right:
 Proposed Rezoning Designation _____

Conditional Zoning:
 Proposed Conditional Use: AUTO DEALERSHIP + ASSOCIATED USES
 Acreage: 11.22 New $\frac{3}{4}$ 40,000 Square Feet 7 + CARWASH 1860 + BOSTING 75000 Approximate Height: 27 FT. # of Rooms: N/A
 Parking Spaces Required: 120 Parking Spaces Provided: 559 ****Please Attach Site Specific Conditional Plan**

Conditional Rezoning:
 Proposed Conditional Rezoning Designation _____

Text Amendment:
 Section _____ Reason _____
 Proposed Text Change (Attach if needed) _____

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.



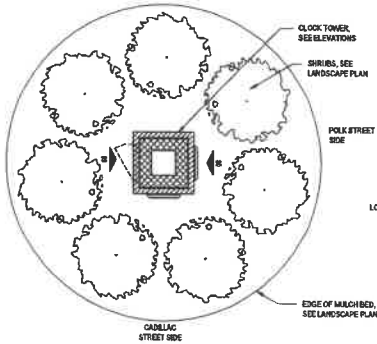
 Signature of Applicant Date 3/12/2020

 Signature of Property Owner (if not Applicant) Date 3-27-20

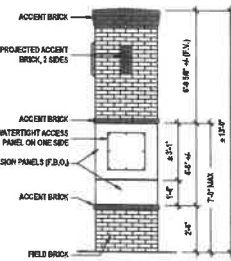
 Signature of Town Official Date _____

CONDITIONAL ZONING SUBMITTAL FOR
HYUNDAI OF SOUTH CHARLOTTE
10518 CADILLAC STREET
PINEVILLE, NC 28134

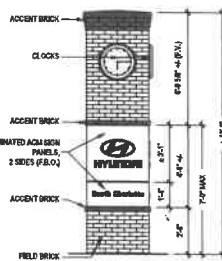




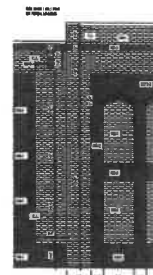
10 - ENLARGED SITE PLAN
SCALE 1/8" = 1'-0"



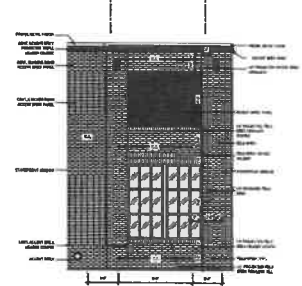
09 - ENLARGED ELEVATION
SCALE 1/8" = 1'-0"



08 - ENLARGED ELEVATION
SCALE 1/8" = 1'-0"



07 - ENLARGED ELEVATION
SCALE 1/8" = 1'-0"

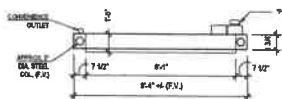
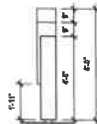
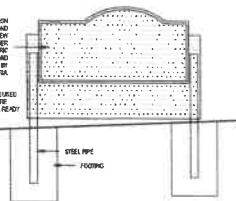


06 - ENLARGED ELEVATION
SCALE 1/8" = 1'-0"

DESIGNATION
SEE DESIGN
USE 4" DIA. STEEL PIPE
FOOTING REINFORCED WITH 4# REBAR
AS SHOWN TO BE 8" DIA. FOR THE STEEL
PIPE SUPPORT TO BE EMBEDDED
THE COLUMN SHALL EXTEND ABOVE
BY 2'-0"

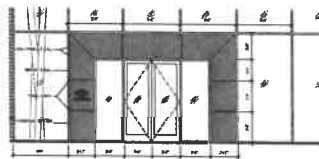
ENTIRE TOWER OF PRINCE'S SIGN
TO BE DISMANTLED AND
RELOCATED. SEE DIM. FOR EXH.
FOR SIGN COORDINATION. FINISH
RELOCATED SIGN WITH EXISTING
REINFORCING TO BE CHECKED BY
STRUCTURAL DESIGN FIRM.

* ALL SIGN CO. PANELS TO BE RELOCATED
SHALL BE STORED IN A SECURE
LOCATION TO PREVENT DAMAGE TO THE
SIGN PANELS.

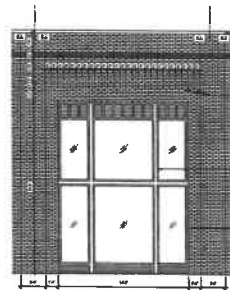


NOTES
1. VERIFY EXISTING SUPPORTING SIGN LOCATION AND
DIMENSIONS AND RELOCATE TO NEW LOCATION.
2. PROTECT SIGN STRUCTURE FROM LANDSCAPING SOIL AND ROOTS
WITH A CONCRETE SIGNATURE BASE.

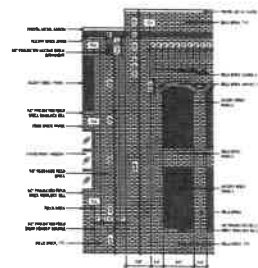
11 - RELOCATION OF EXISTING TOWN SIGN
SCALE 1/8" = 1'-0"



03 - ENLARGED ELEVATION
SCALE 1/8" = 1'-0"



02 - ENLARGED ELEVATION
SCALE 1/8" = 1'-0"



01 - ENLARGED ELEVATION
SCALE 1/8" = 1'-0"

