



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
REGULAR MEETING AGENDA  
March 6, 2023  
6:00 p.m.**

- |   |  |
|---|--|
| <b>Call to Order</b>                    | <b>Chair</b>                                 |
| <b>Determination of Quorum</b>          | <b>Chair</b>                                 |
| <b>1. Approval of Agenda</b>            |  |
| <b>2. Approval of Minutes</b>           | <b>February 6, 2023</b>                      |
| <b>Old Business</b>                     | <b>None</b>                                  |
| <b>New Business</b>                     |  |
| <b>3. Rezoning</b>                      | <b>066 047 RL &amp; OI to CD-PUD Sifford</b> |
| <b>A. Staff Summary</b>                 |  |
| <b>B. Applicant Presentation</b>        |  |
| <b>C. Board Discussion and Decision</b> |  |

**ACTION REQUESTED: see full statements in Staff Report**

- Recommend the CD-PUD application, as presented; or
- Recommend the CD-PUD with conditions; or
- Recommend Denying the CD-PUD application; or
- Make no recommendation (application would then transmit to Board of Alderman with no Planning Board recommendation).

- 4. Granite Quarry Development Ordinance (GQDO) *Joint Discussion w. Board of Aldermen***
- A. Review of DRAFT Articles Previously Introduced**
- Article 3
  - Article 12
  - Article 15
  - Article 17
  - Article 2
  - Article 11
  - Article 13
  - Article 16
  - Article 21

**B. Introduction of DRAFT Articles**

- Article 9
- Article 10
- Article 8
- Table 8.1

**Adjourn**

**Agenda Item Summary**  
Regular Monthly Meeting  
March 6, 2023  
Agenda Item 1

Summary

The Board may discuss, add, or delete items from the agenda.

Action Requested

***Motion to adopt the agenda (as presented / as amended).***

**Approval of Agenda**

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)
- Fred Krusemark (A)

Against:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)
- Fred Krusemark (A)

**Agenda Item Summary**  
Regular Monthly Meeting  
March 6, 2023  
Agenda Item 2

Summary

Draft minutes from the February 6, 2023 Regular Monthly Meeting are attached for your review.

Action Requested

***Motion to approve the February 6, 2023 Regular Monthly Meeting minutes (as presented / as amended).***

**Approval of Minutes**

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)
- Fred Krusemark (A)

Against:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)
- Fred Krusemark (A)



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
REGULAR MEETING MINUTES  
February 6, 2023, 6:00 p.m.**

**Present:** Chair Richard Luhrs, Vice-Chair Michelle Reid, Mike Brinkley, Jared Mathis, Joe Hudson, Jerry Holshouser, Ronald Jacobs, David Morris, Fred Krusemark (A) \*

*\*Mr. Krusemark was present as an alternate, but not needed as a voting member for this meeting.*

**Not Present:** Dolores Shannon (A)

**Staff:** Town Planner E.A. Schwartz-Laubhann, Town Clerk Aubrey Smith

**Call to Order:** Chairman Luhrs called the Planning Board meeting to order at 6:00 p.m.

**Determination of Quorum:** Chairman Luhrs verified there was a quorum present.

**1. Approval of Agenda**

**ACTION:** Mr. Brinkley made a motion to approve the agenda. Mr. Jacobs seconded the motion. The motion passed with all in favor.

**2. Approval of Minutes January 3, 2023**

**ACTION:** Mr. Mathis made a motion to approve the January 3, 2023 minutes. Mr. Hudson seconded the motion. The motion passed with all in favor.

**Old Business None**

**New Business**

**3. Granite Quarry Development Ordinance**

*Vice-Chairwoman Reid joined the meeting at 6:02 p.m.*

**A. Review of draft articles previously introduced**

Mr. Flowe pointed out wording in Article 14, page 2, sections 14.3-2 and 14.3-3 and stated he would like to change the word “reduction” to “modification”. He reviewed articles 18, 20, 15, and 17 with the Board. Amended pages 5 and 6 were passed out for Article 17. There was discussion during the review of Article 18 regarding code enforcement in the ETJ as well as the required floodplain certificates. The Board recognized Michael Harvey with N-Focus to speak on the floodplain audit process.

During the review of Article 15, Mr. Flowe pointed out that the highlighted numbers on page 3 were placeholders and not recommendations. He stated that the Planning Board would need to give feedback. Mr. Brinkley stated that he disagreed with storage containers not being allowed long-term in industrial areas. Mr. Flowe stated it was intended to keep storage containers from becoming a junk situation and asked if Mr. Brinkley wanted an exception for industrial. Other Board members expressed their individual opinions on the issue including Mr. Holshouser who stated he had no problem with the language as written and would like the Board to vote before any changes were made.

**ACTION:** Vice-Chairwoman Reid made a motion to keep the language as written. Mr. Holshouser seconded the motion. The motion failed with Vice-Chairwoman Reid, Mr. Hudson, and Mr. Holshouser in favor and Mr. Morris, Mr. Brinkley, Mr. Mathis, and Mr. Jacobs opposed.

(\*Mr. Krusemark was present as an alternate, but not needed as a voting member for this meeting.)

The Board continued discussion on how members would like the wording to appear. Mr. Flowe offered to bring updated language to the next meeting.

The discussion moved on to the number of events per year allowed for food trucks. There was discussion regarding competition with local businesses. Mr. Flowe clarified that the events would be by property and noted that the food trucks would need property owner permission.

**ACTION:** Mr. Morris made a motion to change the frequency for food trucks to 30 per calendar year. Mr. Brinkley seconded the motion. The motion passed with all in favor.

**ACTION:** Mr. Morris made a motion to change the frequency for market, tailgate – fresh food to 30 days. The motion failed for lack of a second.

**ACTION:** Vice-Chairwoman Reid made a motion to change the frequency for market, tailgate – fresh food to 60 days. Mr. Brinkley seconded the motion. The motion passed with all in favor.

There was discussion on Article 17, page 7 changeable copy frequency and how it would affect existing signs in town.

**ACTION:** Mr. Morris made a motion to change the language in the frequency of sign scroll from once every 24 hours to once every 10 seconds. Mr. Jacobs seconded the motion. The motion passed with all in favor.

**ACTION:** Mr. Hudson made a motion to add “external” to ambient (*Article 17, page 10*). Mr. Holshouser seconded the motion. The motion passed with all in favor.

**ACTION:** Mr. Hudson made a motion to change H (*Article 17, page 7*) as well (*to reflect changes made to G*). Mr. Jacobs seconded the motion. The motion passed with all in favor.

There was discussion regarding whether changeable copy included videos. Mr. Flowe will check into the issue. The Board moved on to the discussion of temporary signs including snipe signs and temporary signs on donation boxes. There was discussion on content neutrality and state and federal guidelines. The placement of a donation box could be guided by whether the box has a sign and meets the temporary or permanent sign regulations for the property.

**B. Introduction of draft articles 2, 11, 12, 13, 16, 21**

Mr. Flowe introduced the new GQDO articles and asked the Planning Board to review them before discussion at the next meeting.

**Adjournment**

**ACTION:** Mr. Jacobs made a motion to adjourn the meeting. Mr. Mathis seconded the motion. The motion passed with all in favor.

Chairman Luhrs closed the meeting at 8:00 p.m.

Respectfully Submitted,

*Aubrey Smith*

Town Clerk

DRAFT

**Agenda Item Summary**

Regular Monthly Meeting

March 6, 2023

Agenda Item 3

**Rezoning 066 047  
RL & OI to CD-PUD**

Summary

A rezoning has been requested for parcel 066 047 to change the property from RL (Residential Low Density) & OI (Office Institutional) to CD-PUD (Conditional District – Planned Use Development).

Adjoining property owners will be notified of the requested rezoning and an opportunity to speak at the public hearing during the Board of Aldermen meeting on April 10, 2023.

Attachments

- Staff Report
- Rezoning Application
- Plan
- GIS Map
- TRC Comments

Action Requested

***See staff recommendation on Staff Report.***

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)

Against:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)

Staff Report: Planning Board  
Monday the 27<sup>th</sup> of February 2023

**Subject:** CD-PUD (Conditional District-Planned Unit Development)  
**Case #:** ZO-23-02  
**Project Address:** TBA N Salisbury Ave./Stokes Ferry Rd.  
**Project Tax Parcel#:** 066 047  
**Property Owners:** Florence Sifford Heirs  
**Applicant:** Belle Realty Development Inc. (Wallace Realty)  
**Current Zoning:** RL (Residential Low Density) & OI (Office & Institutional)  
**Action Date:** Planning Board- March 6<sup>th</sup>, 2023  
**Request:** Rezone from RL & OI to CD-PUD with Site Plan

### **Background**

The heavily wooded 68.64 acre parcel (066 047) is set between N. Salisbury Ave., Dunns Mountain Church Road and Stokes Ferry Road, near the primary north entrance corridor at the north entrance of Granite Quarry. The site plan submitted with this application is the 4<sup>th</sup> submission of this proposed development. Previous plans consisted of townhomes and were unable to meet the ordinance. Although there have been many submissions, the design has largely not changed based on staff & TRC comments.

### **Site Description**

The parcel is undeveloped, wooded and appears to have a blue line stream crossing the property. The surrounding parcels are primarily RL (Residential Low Density) except for a few OI (Office & Institutional) off of Mayor Ponds Road. Although it's close proximity to US-52, there are several vacant parcels situated in front of this parcel along US-52, meaning that this development has little street frontage on US-52.

### **Plan Summary**



It is proposed to have entrances off N Salisbury Ave. by Mica Lane and Stokes Ferry Road. There will be 252 units, with 152 Single Family Homes (60%) and 50 Duplex buildings totaling 100 units (40%). The applicant has applied for the parcel to be rezoned from RL & OI to a CD-PUD (Conditional District-Planned Unit Development), this allows for flexibility and variety of units. Flexibility is defined by specific lot dimensions and setbacks laid out in Unified Development Ordinance (UDO). It is also worth noting that this parcel has a stream and it is proposed to be crossed by a road and bridge/culvert.

### **Considerations**

#### **2000 COMPREHENSIVE LAND USE PLAN Update:**

##### ***PLANNING PROCESS BREAKDOWN pg. 20-21***

2. North Salisbury Avenue Corridor- Running from downtown Granite Quarry to the Town's contiguous border with northern neighbor Salisbury, this corridor could become the Town's grand entrance boulevard.

In addition to the geographic areas, specific issues were identified for examination as follows:

2. Strategic Properties located in and around Town including:

d. N Salisbury Ave Commercial Property- A large, undeveloped property bounded by US Highway 52 on the west and Stokes Ferry Road on the east, to be bisected by the proposed Highway 52 Bypass; location, location, location will make this one of the Town's premier commercial properties.

##### ***POLICIES pg. 28-30***

*Policy (2.2)* Building locations, buffering and berms should be used as required for new development to protect existing vistas important to the Town's "small town" and rural image.

*Policy (8)* The continued viability of single-family homes as a major housing source should be encouraged.

*Policy (8.1)* Housing of different types, sizes and price points should be encouraged to meet the diverse needs of our evolving community. Multi-family housing should be considered in all areas of the Town when developed to a level appropriate to the surrounding neighborhoods.

*Policy (9)* Innovative and flexible land planning techniques should be supported as a means of encouraging development configurations which are more desirable, and which may better safeguard existing natural land and water sources.



*Policy (9.1)* Large land tracts should be preserved through the use of innovative and flexible land use planning specifically found in the Planned Unit Development (PUD) process.

Policy (10) The housing needs of the elderly, handicapped and low to moderate income households should be particularly recognized in the Town's policies and actions regarding residential development. Policy (17) Provisions of open space and recreation facilities in private development should be encouraged to complement the demand for publicly financed facilities.

**PART II - CODE OF ORDINANCES, APPENDIX A UNIFIED DEVELOPMENT  
ORDINANCE:**

**CHAPTER 3. - ZONING DISTRICTS**

3.2.11 Planned Unit Development (PUD) District.

The purpose of a Planned Unit Development is to plan and promote neighborhoods that embody variety, innovation, and flexibility in development by allowing a variety of uses, lot sizes, dwelling unit types, and design requirements. PUD districts shall only be considered as Conditional Districts.

*3.5.3 PUD Conditional District.*

*3.5.3.1 Purpose.*

The purpose of a Planned Unit Development (PUD) is to plan and promote neighborhoods that embody variety, innovation, and flexibility in development by allowing a variety of uses, lot sizes, dwelling unit types, and design requirements. PUD districts shall only be considered as Conditional Districts. The intent of a PUD is to:

- Permit a creative approach to the development of land;
- Provide for an efficient use of land;
- Enhance the appearance of neighborhoods through preservation of natural features;
- Provide for recreational areas and open space where appropriate.

*3.5.3.3 Uses.*

A. Any single use or combination of uses as seen in the Permitted Uses Table, with the exception of the LI and HI districts, are allowable within a PUD, provided that the proposed PUD does not conflict with the Town's Comprehensive Plan or Unified Development Ordinance.



B. The majority of the total development acreage shall be single-family, detached with a density not to exceed an average of four (4) units per acre. Common open space shall comprise at least 15 percent of the total development acreage. The remaining acreage may consist of additional single-family (not to exceed an average of four (4) units per acre), multi-family (not to exceed an average of 15 units per acre), commercial, or civic uses.

**3.5.3.4 Dimensional Requirements.**

Dimensional requirements within a PUD are as follows:

|                        | Minimum Lot Size        |                       |                             | Minimum Setbacks |             |             | Maximum Structure Height (feet) |
|------------------------|-------------------------|-----------------------|-----------------------------|------------------|-------------|-------------|---------------------------------|
|                        | Min. Lot Area (sq. ft.) | Min. Lot Width (feet) | Min. Street Frontage (feet) | Front (feet)     | Side (feet) | Rear (feet) |                                 |
| Single-Family Detached | n/a                     | 50                    | 25                          | 15               | 6           | 20          | 40                              |
| Multi-Family           | n/a                     | n/a                   | 25                          | 15               | 6           | 20          | 40                              |
| Other Uses             | n/a                     | n/a                   | 25                          | 0-15             | 6           | 20          | 40                              |

**3.5.3.5 Other Requirements.**

- A. All uses within a PUD are subject to the Parking and Loading Requirements in Chapter 9.
- B. Signs will be regulated under Chapter 6.
- C. Landscaping shall be regulated subject to the requirements set forth in Chapter 8.

**CHAPTER 9. - PARKING**

**Sec. 9.2. - Parking ratios.**

**9.2.1 Parking Ratios by Use.**

- A. The following are minimum parking ratios for the uses indicated:



| Use  | Minimum             |
|--|---------------------|
| Single-Family & Two-Family Residential (Attached & Detached) | 2 per dwelling unit |

**Summary**

Due to the predominance of this key location within an entrance corridor, this proposed development will have a significant impact on Granite Quarry. This parcel was identified in the Comprehensive Plan as a key strategic property ideal for commercial use. If rezoned and used for only residential use, this would drastically decrease the available area for future commercial developments.

**Staff Recommendation**

The project has been submitted multiple times with no adjustments based on TRC & staff comments. At its current state, it has not been refined for full execution. Parking and safe issues remain a substantial concern throughout the development. Proposed driveways are too short to accommodate vehicles and the separation of the duplex driveways does not meet the Ordinance (25' in separation). Consider conditions be placed on this project prior to any approval/recommendation and/or a revised site plan:

*Considerations:*

- Address TRC Comments
- Increase lot variety (add more RL dimensional lots to SFH mixture)
- Add additional common space/building to Phase III
- Add additional Parking to Phase III
- Parking- Driveways need to be a minimum of 25'
- Rear-loaded parking for Duplexes by alley access
- Limited accessory buildings to 100sf
- Cap Unit density at 252
- Sidewalk to be included on all sides of streets
- Increased buffer along all adjacent RL properties to 25'
- Consider leaving 80% undisturbed buffer, particularly when adjacent to RL properties
- Suggest enhanced landscaping with trees be planted in the common areas. One (1) tree per 500 square feet of gross surface area.

**Required Action**



In reviewing the Rezoning application (including the master plan and any conditions), the Planning Board may decide one of the following actions:

- Recommend the CD-PUD application, as presented; or
- Recommend the CD-PUD with conditions; or
- Recommend Denying the CD-PUD application; or
- Make no recommendation (application would then transmit to Board of Alderman with no Planning Board recommendation).

**Suggested Motions with Statement of Consistency and Reasonableness:**

**A suggested motion for recommendation would be: 1) “The Planning Board recommends the approval of the Rezoning request #Z0-23-02 for the parcel identified as Rowan County Tax Parcels 066 047 from RL & OI districts to CD-PUD (or “With Added Conditions...”). The Granite Quarry Zoning Map will be amended to designate CD-PUD (Conditional District-Planned Unit Development) District.**

**This recommendation is consistent with Granite Quarry Unified Development Ordinance; and the Granite Quarry Comprehensive Land Use Plan; is a reasonable request; and is in the public interest of the Town of Granite Quarry.”**

**OR**

**A suggested motion to deny or make no recommendation (pick one) on the Rezoning request #Z0-23-02: 1) “The Planning Board recommends to deny (or make no recommendation) on the Rezoning request for the parcel identified as Rowan County Tax Parcels 066 047 to the Town Board because..... (Add verbiage such as the rezoning request is not consistent with the Granite Quarry UDO; or the Granite Quarry Comprehensive Land Use Plan; with details such as action constitutes “xxxxxxx”).**

**Attachments:**

Application Form  
Rowan County GIS location map  
TRC Comments  
Site Plan  
-

***Schwartz***

TOWN PLANNER



Date: \_\_\_\_\_ Reviewed By: \_\_\_\_\_



**Rezoning Application**

**Property Information**

Property Address: \_\_\_\_\_  
Tax Map and Parcel Number 066 047 In Town Limits \_\_\_\_\_, or In ETJ   
Parcel Size (sq. ft. or acres) 68 ACRES Interior Lot (Y/N) \_\_\_\_\_ Corner Lot (Y/N) \_\_\_\_\_

**Owner's Information**

Name: FLORENCE SIFFORD Heirs Phone Number 704/636-4442  
Mailing Address: 728 KUMAC Rd, Apt. 327C  
SALISBURY, NC 28144  
Email \_\_\_\_\_

**Contractor/Developer's Information**

Name: VICTOR WALLACE Phone Number 704-202-7508  
Mailing Address: 301 N. MAIN, SALISBURY, NC  
BELLE REALTY DEVELOPMENT CO., INC.  
Email RWALLACE@GMAIL.COM

**Project Information**

Current Zoning Classification R-h Requested Zoning Classification CD-RM & CD-RH  
Proposed Use of Property:

Mix of SFR + town homes  
Access off Stokes Ferry Rd. + US Hwy 52

**Additional Comments:**

Food plant + blue line stream


Notes:

Owner/Developer Signature Eleanor Elaine Sifford / R. Victor Wallace

Date 2/18/22 Application fee paid, Receipt Number 80341

4/24/2020 Revision



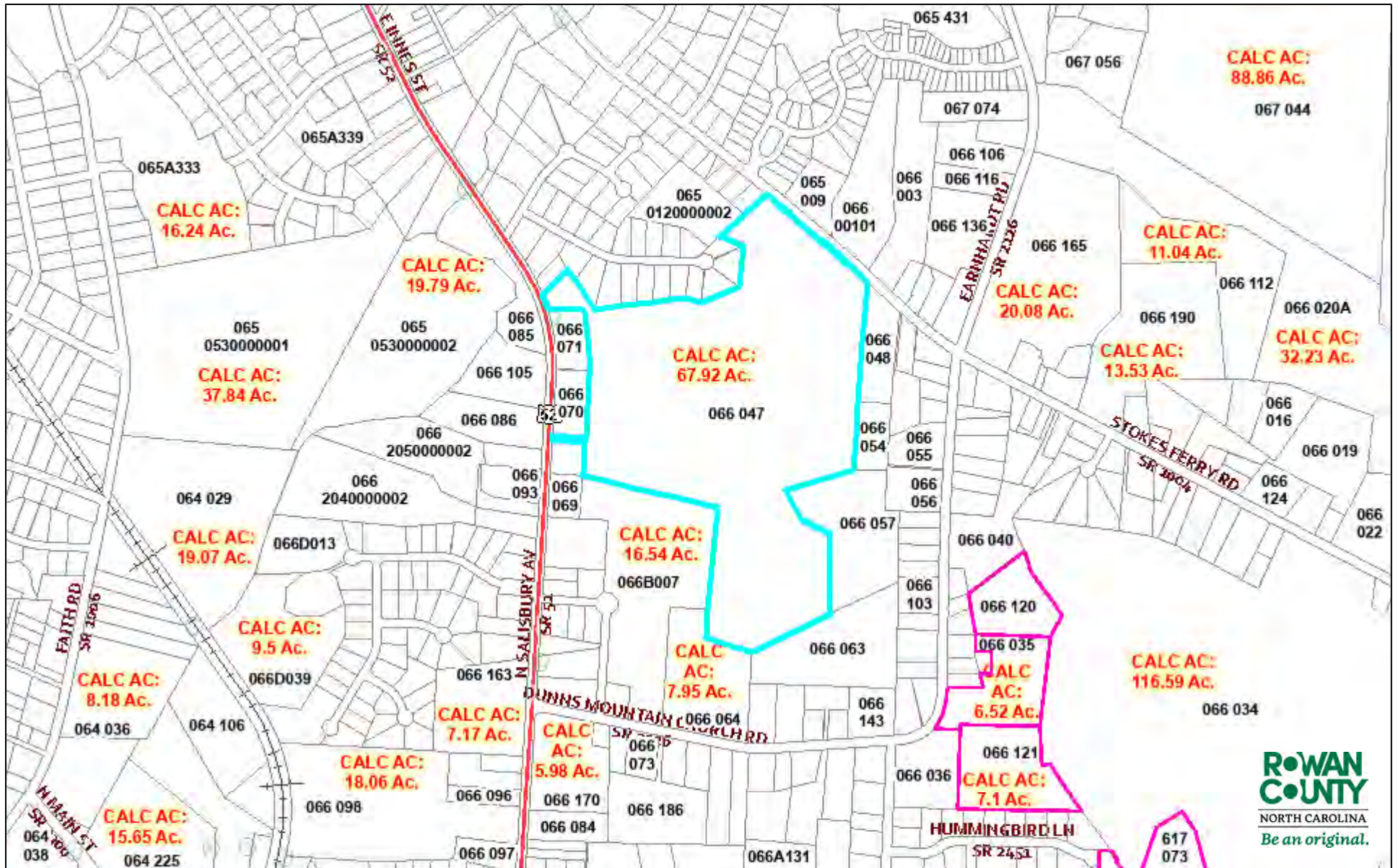
  
600.00 pd.  
March 6, 2023





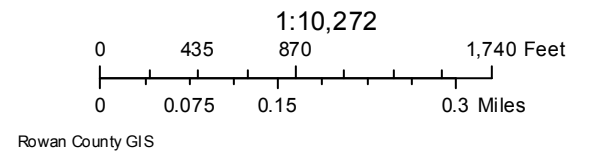


# Rowan County



January 20, 2023

- Voluntary Agricultural Districts
- Calculated Ac
- Parcels
- Owner Name



**Date:** Monday the 13th of February 2023

**Project Name:** "Sifford" PUD Subdivision **Revision**

**Application#:** ZO-2023-02

**Project Address:** TBA N Salisbury Ave./Stokes Ferry Rd.

**Project Tax Parcel#:** 066 047

**Property Owners:** Florence Sifford Heirs

**Type of Development:** Site Plan for Major Subdivision

**Current Zoning:** RL (Residential Low Density) & OI (Office & Institutional)

**Proposed Zoning:** CD-PUD (Conditional District-Planned Unit Development)

**Applicant:** Belle Realty Development Inc. (Wallace Realty)

**Project Contact:** Caleb Carpenter: Project Engineer I, V3 Southwest Charlotte

Email: ccarpenter@v3co.com

Phone: 704.940.2893

**Project Design:** V3 Companies LTD.

### Comments from Planning

Revision of previously submitted plan. Townhouses have been replaced by duplexes.

- Now 152 SFR units, 50 Duplex Buildings- 100 units

Lots sizes and driveways do conform to the ordinance.

- Would like to see more of a variety of lot sizes per the PUD standard
- Limit accessory building per deed restrictions to one per dwelling to 100 sq.ft.
- Unit Cap on SFH & Duplexes
- Sidewalks required along both sides of rights-of-way
- Add further clarification on "Passive Open Area" and "Nature Area"
- Mailboxes should be in a covered area- consider adding to Amenities Center
- Add GQ branding within community

### Amenities

- Would prefer to see amenities center more centrally located or add additional amenities area in Phase III
- Pool is mentioned at amenities center but no location shown unless indoors

### Parking & Roads

Per Public Works, Fire Department, PD & Planning strongly suggest:

### Duplexes



- Placing parking for Duplexes in rear with alley access
- Too many driveways & on street parking with cars backing into rights-of-way leads to safety concerns
- In placing parking in rear, suggest moving duplexes forward to 15' setback
- Concerned that no space has been allotted for the placement of the disposal of trash cans

### **Single Family Houses**

- Driveway lengths will need to be a minimum of 25' regardless of setbacks if parking is to be accommodated in front
- Would like to see most of the additional parking taken off the street (parking lot)
- Add parking lot in Phase III
- All driveways on corner lots must be 25 feet away from curb
- Consider adding emergency access to cul-de-sac near Stokes Ferry Rd.

### **Buffers & Trees**

#### **Buffers**

- Suggest increasing buffers along adjacent SFR neighbors to 20' minimum
- Preserve existing buffers- Undisturbed buffer

#### **Trees**

- Additional trees will need to be planned in common areas

### *UDO CHAPTER 7. - OPEN SPACE AND ENVIRONMENTAL PROTECTION*

#### *Sec. 7.2. - Environmental assessment & suitability of land.*

*B. Forested and vegetated areas whose physical site conditions render them unsuitable for development should be set aside as conservation areas or as open space. Wooded sites should be developed with careful consideration of the natural characteristics of the site. When portions of forested stands must be developed, careful consideration should be given to preserving wooded perimeters or the most desirable natural features in order to retain the aesthetic or visual character of the site. Isolated pockets of existing trees or specimen trees should be protected as a valuable asset of the property.*

#### **Within Lots**

Less than 10,000 square feet 1 Yard Tree

10,000—20,000 square feet 2 Yard Trees

### **Items to Insert on Plan Under Zoning Summary**

PROPOSED REZONING: **CD-PUD**



Phase II Stormwater

REZONING CD-PUD PLAN

Phasing and number of units per

**Schwartz**

TOWN PLANNER

704-279-5596

Ext 204

[Planner@GraniteQuarryNC.gov](mailto:Planner@GraniteQuarryNC.gov)

143 North Salisbury Avenue  
Granite Quarry, NC 28146

[www.granitequarrync.gov](http://www.granitequarrync.gov)

**ADDITIONAL TRC COMMENTS:**

**Ashley Webb <ashley.webb@salisburync.gov> Senior Utilities Engineer Salisbury-Rowan Utilities**

*Sent: 25 January, 2023 8:15*

Thanks for providing this plan. Comments from SRU are as follows:

1. Could water line be moved to shoulder of Mica Lane to avoid disturbing existing pavement?
2. Sewer outfall will require 30' utility easement. The embankment for SCM#1 must be completely outside of this easement.
3. Provide sewer stub and easement from Road B to the property line in the vicinity of Lot 108 for future extension. A water stub will also be required in the same location and could share a 40' utility easement.
4. Onsite water and sewer do not meet minimum separation. Water may be moved to the shoulder (grass strip) as long as street trees are not proposed.
5. Utility plan review and permitting will be required through City of Salisbury. Please contact the City's Development Services "One-Stop Shop" at [1stop@salisburync.gov](mailto:1stop@salisburync.gov) or 704-638-5208.



16 February, 2023 13:53

I don't think the change to duplexes will impact our previous utility comments (which don't appear to have been addressed on this resubmittal). Original comments from SRU are as follows:

1. Could water line be moved to shoulder of Mica Lane to avoid disturbing existing pavement?
2. Sewer outfall will require 30' utility easement. The embankment for SCM#1 must be completely outside of this easement.
3. Provide sewer stub and easement from Road B to the property line in the vicinity of Lot 108 for future extension. A water stub will also be required in the same location and could share a 40' utility easement.
4. Onsite water and sewer do not meet minimum separation. Water may be moved to the shoulder (grass strip) as long as street trees are not proposed.
5. Utility plan review and permitting will be required through City of Salisbury. Please contact the City's Development Services "One-Stop Shop" at [1stop@salisburync.gov](mailto:1stop@salisburync.gov) or 704-638-5208.

**Muire, Ed D. <[Ed.Muire@rowancountync.gov](mailto:Ed.Muire@rowancountync.gov)> Planning Director | Rowan County Planning & Development**

*Sent: 23 January, 2023 9:56*

As Rowan County Planning & Development is tasked with administration of the Town's flood damage prevention ordinance, our review of the project was limited to that program only.

The current DFIRMs for this area of GQ do not impose Special Flood Hazard Area (SFHA) regulations to the stream in the project. Furthermore, the countywide preliminary maps under development do not appear to include this stream as a regulated flooding source either. The project parcel and sewer tie-in will effectively remain outside the SFHA, i.e. floodplain.

**Goldston, Eric <[egoldston@ncdot.gov](mailto:egoldston@ncdot.gov)> Assistant District Engineer**

*Sent: 20 January, 2023 16:36*

We had initial conversations with the engineer on this site. It appears our comments have been addressed as we required a right turn on Stokes Ferry Rd at their entrance. I assumed all internal streets would be Town maintained so I did not comment on any of that design.

**Canup, Joshua C <[Joshua.Canup@rowancountync.gov](mailto:Joshua.Canup@rowancountync.gov)> Environmental Compliance Specialist**

*Sent: 24 January, 2023 10:35*

My comments for the Sifford project are below:

- 1) A 30' undisturbed buffer appears to be shown for the project. A reminder that this is meant to be completely undisturbed meaning the toe of the slopes and outfalls of the BMP must be



outside of this area as well. Areas crossing the stream, permitted under other authorities, are exempt.

2) Stream Crossing will be permitted through USACE and DWR.

3) Grading near adjoining properties may require temporary grading easement agreements from adjacent property owners.

4) The Erosion Control Permit for this project will be permitted through Rowan County.

**Mark Cook GQ Police Chief**

*Sent: 20 January, 2023 16:39*

I only have one major concern and you have noted it in you Sifford Staff Notes document:

Parking: I do not see a driveway Length for the parking allotments. As stated, we currently have other properties that have created problems with on-street parking and especially parking that obstructs sidewalks. Would hope for this to be resolved.

**Jason Hord GQ Fire Chief & Public Works Director**

*Sent: 23 January, 2023 10:20*

My biggest concerns are listed below.

- The driveway width at 12ft is below the 18ft min with the town houses.
- The number of spaces for parking is not sufficient as it would relate to bedrooms. This has proven to be an issue in other developments.

**Horne, Deborah K. <Deborah.Horne@rowancountync.gov> Rowan County Fire Marshall**

*Sent: 21 January, 2023 7:57*

[Pertaining to street width] That width is good and where hydrants are on the roads it would need to be 26'

*9 February, 2023 9:00*

Confirming even with parking places the road is 24' wide for emergency vehicles to pass effectively?

**Wes Webb <wwebb@awck.com> Contract GQ Engineer**

*Sent: 14 February, 2023 15:30*

Please find attached the review comments. The parking for the duplexes does not appear to meet the standards for the distance between driveways. Most of the previous comments will still need to be addressed. Any new comments are in a red font.



Many of the comments can be addresses during the construction phase review, but the following changes are likely to occur:

- The proposed roadway cross-section will not fit in the proposed right of way. They have 55 feet of improvements in a 50 foot wide right of way. Increasing the right of way width will reduce the lots size slightly and shift the location of the building footprint in order to meet the minimum setbacks needed for parking. If sidewalk easements are allowed, the building setbacks need to be increased to prevent parking on the sidewalk.
- The plans do not show storm drainage easements or access to the stormwater BMPs. The storm drainage systems and the access easements will need to be located between the single family houses lots. These easements should be within the subdivision open space area and not located on the lots where access has to go between structures. The number of lots constructed may be reduced once easements provided.
- The parking layouts do not provide any ADA accessible lots. The width of the parking areas will likely need to increase to provide ADA accessible spaces. There will need to be ADA accessible spaces for on-street and offstreet parking areas.

This site is a 68.64 acre tract located on the south side of Stokes Ferry Road and has connections to Stokes Ferry Road and Mica Lane. Mica Lane has a connection with North Salisbury Avenue (US Hwy 52). Based on the revised plan provided, the site will be developed as a mixed development with duplexes and single family residences along with site amenities. Since it is a concept plan, there is very little design information provided at this stage. The road layout is similar to the previous submittal. There do not appear to have been major changes to the plan other than to change the townhomes to duplexes and reduce the number of single family lots to allow construction of a water line connection to the adjacent subdivision. The comments in a black font are the original comments and new comments are provided in a **red font**. Comments that have been addressed have been removed. Our review comments for the project are:

1. The proposed development will create a large number of trip connections to North Salisbury Avenue and Stokes Ferry Road. Both of these are NCDOT roads and the connections should be reviewed by NCDOT to determine if a Traffic Impact Analysis is required or intersection improvements will be needed. NCDOT will require a permit for the connection to Stokes Ferry Road and construction of the sewer connection on US Hwy 52
2. The site has a USGS blue line stream on the site. A buffer has been provided along the stream. The only encroachments shown are for sewer line and public road construction, which are allowed encroachments. Please note that the minimum sewer easement widths and NCDEQ requirements for stream buffers during construction may require the location of the sewer line to be shifted away from the stream in areas.



3. The plans do not show any storm drainage easements through the lots. Due to the size of the lots, storm drainage easements should not be allowed across property lines between lots. Easements and any storm drainage that will be constructed between lots should be located within the open space areas and easements shall be dedicated for any storm drainage maintained by the Town. A minimum width of 20 feet should be provided for culvert maintenance. Storm drainage constructed with a depth deeper than 6 feet will be required to have additional easement width. 4. The Fire Marshall will need to approve the minimum radius for the bulb at the end of Road B and the location of proposed hydrants.

5. The following roadway items will need to be noted and will be reviewed during the construction plan review process:

- The minimum centerline dimensions and curb radii were not listed. The roadway curb radius for intersections will need to comply with the minimum design criteria of 30' and the centerline radius will need to comply with the design guidelines listed the NCDOT Division of Highways, Subdivision Roads Minimum Construction Standards. The centerline radii appear to meet the minimums.
- The typical street layout dimensions need to be confirmed. The typical features shown on the street detail will not fit within a 50 foot right of way. Please note that the minimum sidewalk width is 5 feet. Remove the 4 foot label in the key chart. An area with a minimum width of one foot wide should be provided between the edge of sidewalk and any cut or fill slopes.
- Label any areas where valley curb will be installed (if any) and provide a typical street detail if used.
- The intersection of Road D may have sight distance issues with the connection to Road B. There may need to be additional site improvements or restrictions provided once the construction plans are reviewed.
- The locations of driveways will need to comply with the newly adopted Section 22-29 for intersections and Section 22-32 for ~~multi-family~~ duplex structures.
- The plans have ADA ramps and what appear to be sidewalk lines on both sides of all roads, so it is assumed that sidewalks will be provided on both sides. The hatch for sidewalk is only shown on one side of the road for sections of Road A Road B, and Road D. This needs to be shown on the typical street details. **On Sheet RZ-1, the hatch is still missing on one side of the road for several streets. Please note that the typical detail showing sidewalk on both sides of the road will be used for review, unless sidewalk reductions are included in the site plan approval conditions.**
- The driveway layouts and sidewalk locations may need to be adjusted in areas to provide ADA ramp and ADA cross-walks per NCDOT construction standards. This will be reviewed during the construction plan review phase.



- Site triangles at intersections are not shown. Trees, light poles, and parking areas for vehicles will need to stay out of these areas.
- Hydrants, stop signs, and light pole locations will be reviewed during the construction plan review phase.
- The plans show on street parking located outside of the right of way. All on street parking and the adjacent sidewalk needs to be within the right of way.
- ADA compliant parking spaces are required for on-street parking. Additional right of way in these areas will be required for the construction of the spaces. This can be resolved during the construction plan review process.

6. Storm drainage structures will need to be constructed at intersections and along the road. The driveway layouts for ~~townhomes~~ duplex lots and houses will need to provide room for the construction of NCDOT curb inlets (and the 10 foot transition between curb inlets if a valley curb profile is used).

7. The roadway crossing of the USGS blue line stream should be a culvert system. A bridge will not be allowed in this area due to the limited amount of drainage area.

8. The layout for parking spaces need to comply with the following restrictions:

- The project has some on-street parking and off-street parking. The layouts will need to provide spaces that comply with ADA Parking requirements for all parking areas outside of driveways.
- The on-street parking will need to meet the minimum length and width requirements for standard parallel parking along a street per section 10.1.4. ADA spaces will be needed for these areas. Please note that ADA parking requirements for on-street parking are based on street blocks and not the minimum number of spaces per the overall parking provided on site.
- All parking spaces will need to meet the minimum dimensions per Section 9 and 10 of the UDO and ADA design standards.

9. The site will be required to obtain a Rowan County Sediment and Erosion Control Plan Approval and an NCDEQ Phase II Stormwater Permit. Proposed locations for stormwater control measures are shown. The stormwater control measures will need to be designed to also provide stormwater detention.

10. The following items need to be considered in the design of the stormwater control measures:

- Access to the proposed stormwater control structures from a public street must be provided.
- Drainage channels will likely be needed on the rear of lots to divert runoff to the stormwater



control measures. Easements and fence restrictions will need to be provided for any channels constructed across lots.

- Based on the use of a stormwater control measure for stormwater quality and detention and the proximity of the areas to the road, it is possible that the measures will back up water into the publicly maintained system. Pipes and structures in the roadway and publicly maintained easements that will be flooded by backwater from the system will need to be watertight.
- A fence around the stormwater control measures should be considered to prevent inadvertent access to ponded water.
- The storm water control structures appear to be included in the Passive Open Space. These areas will require stormwater operation and maintenance easements. Planning will need to confirm that these areas can be used to comply with open space area requirements.

11. Any trees planted to comply with landscaping requirements should not be located within roadway sight triangles in areas that will block visibility for driveways.

12. The typical detail provided for the duplex has only has one 18' wide driveway labeled with a width that will accommodate 2 vehicles. The typical detail and the layout on Sheet RZ-1 appear to show two driveways being constructed on each lot, which is likely needed to meet the requirements for the minimum number of parking spaces. The duplex layout shown on Sheet RZ-1 also appears to conflict with the requirement for 25' between duplex driveways listed in Section 22-32. If only one 18' wide driveway is constructed, the layout will comply with the ordinance standard for the minimum dimensions between driveways.

