



Town of Goldston  
Planning 101  
Presentation March 13, 2018

<http://www.chathamnc.org/government/departments-programs/planning/town-of-goldston>

# AGENDA

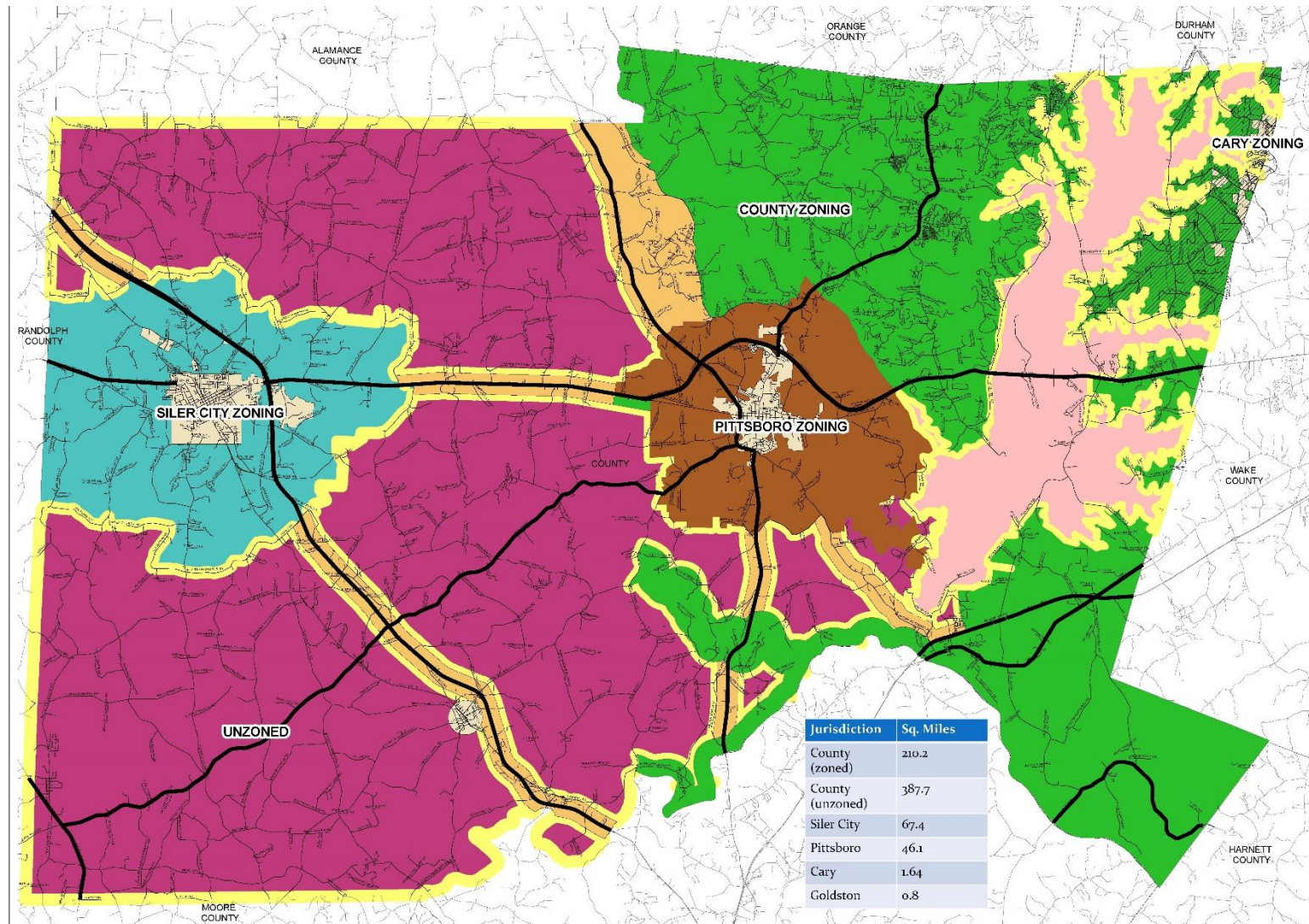
- Background
- Currently Enforced Land Use Regulations
- Consideration for Adopting Regulations and Under What Authority
- Comprehensive Plan
- Unified Development Ordinance (UDO)
- Rezoning and Subdivision Examples
- Implementation/Next Steps





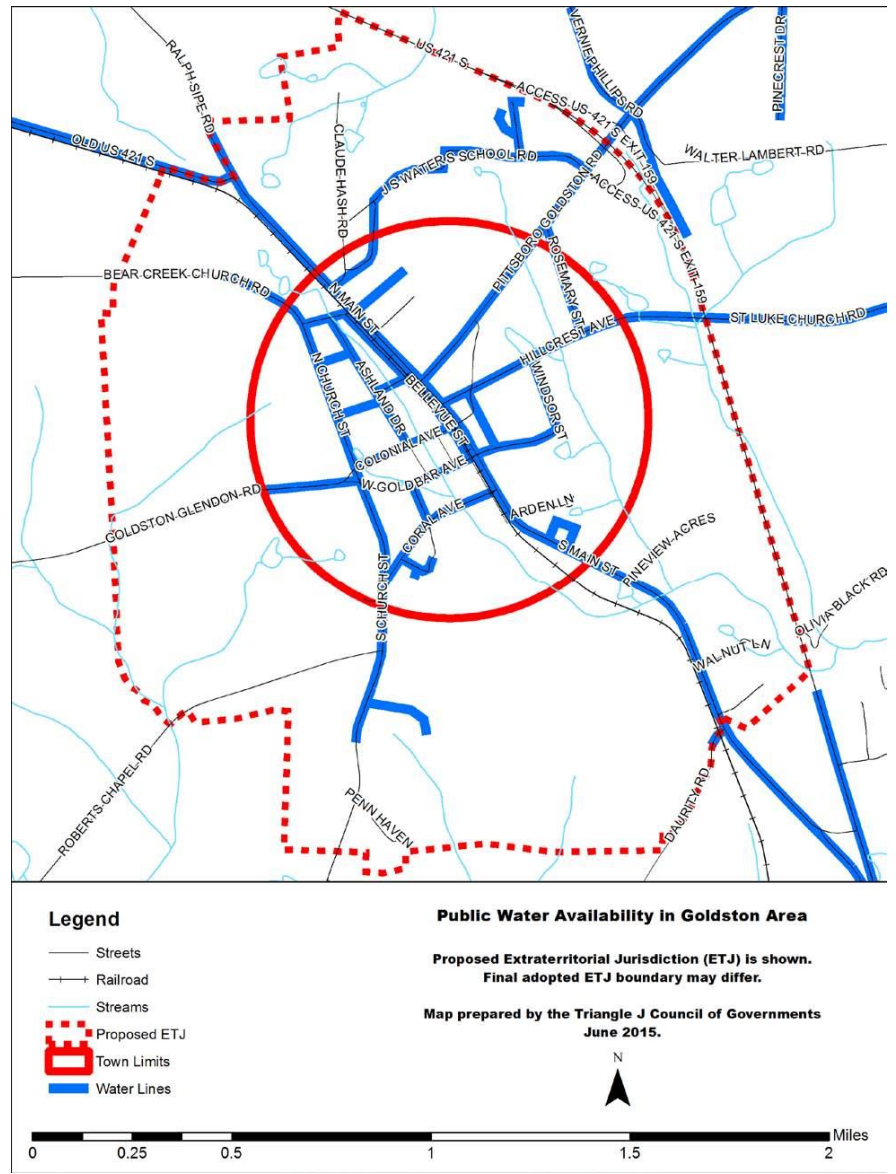
# BACKGROUND

- Goldston ~0.8 sq. miles
- Population
  - ~310 (2016 Census Estimate)
- Current Land Use Regulations
  - Subdivision Regulations
  - Watershed Protection Ordinance
  - Mobile Home Ordinance
- No Special Flood Hazard Area
- Enforcement
  - County



# BACKGROUND

- Water System





# BACKGROUND

- Sewer System



# CURRENTLY ENFORCED LAND USE REGULATIONS

- Subdivision Regulations
  - Enforced under county regulations
  - Only applies to minor subdivisions and exempt divisions of property
  - Minor subdivisions (5 or fewer lots)
  - Currently no method to address major subdivisions
  - Requires 40,000 square feet per lot if served by public utilities or 1.5 acres if well and septic utilized
- Mobile Home Ordinance
  - Adopted in 2017
  - Mirrors county mobile home ordinance





# CURRENTLY ENFORCED LAND USE REGULATIONS

- Watershed Protection
  - WS-IV Protected Area District
  - Local District
  - County has 8 districts plus Jordan Lake rules
- 1 dwelling unit per acre
- 36% or 24% built upon area limit for non-residential
- Riparian Buffer Standards
  - UDO mirrors currently enforced standards
- NC DEQ Approval Required to amend watershed rules
  - Preliminary approval for changes indicated in the UDO

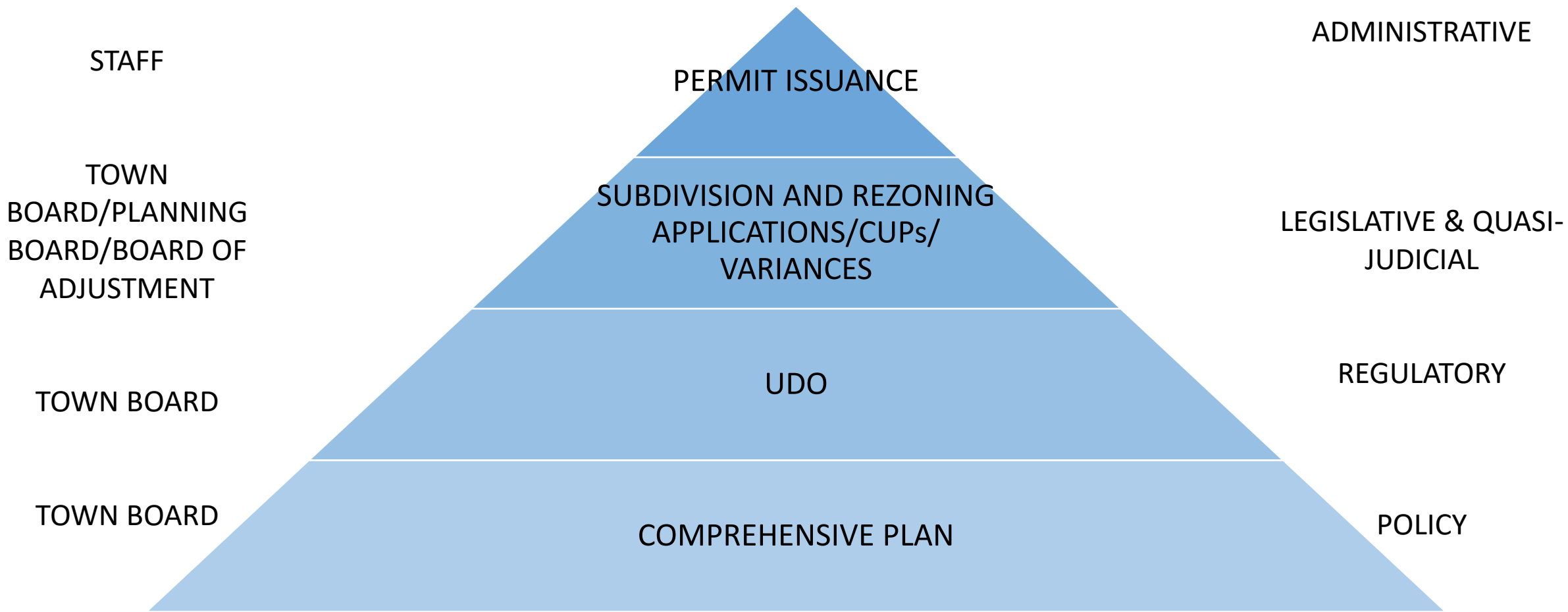


# CONSIDERATIONS FOR ADOPTING REGULATIONS AND UNDER WHAT AUTHORITY

- Land use regulations are voluntary
- Proactive vs. reactive
- Public utilities and desire to allocate resources with predictability
- Some proposed uses may not match the community's vision
- Zoning is the primary tool to regulate land use
- Subdivision is the primary tool to regulate property division
- Authorization granted through GS 160A-360, 371
- Comprehensive plan is required to implement zoning

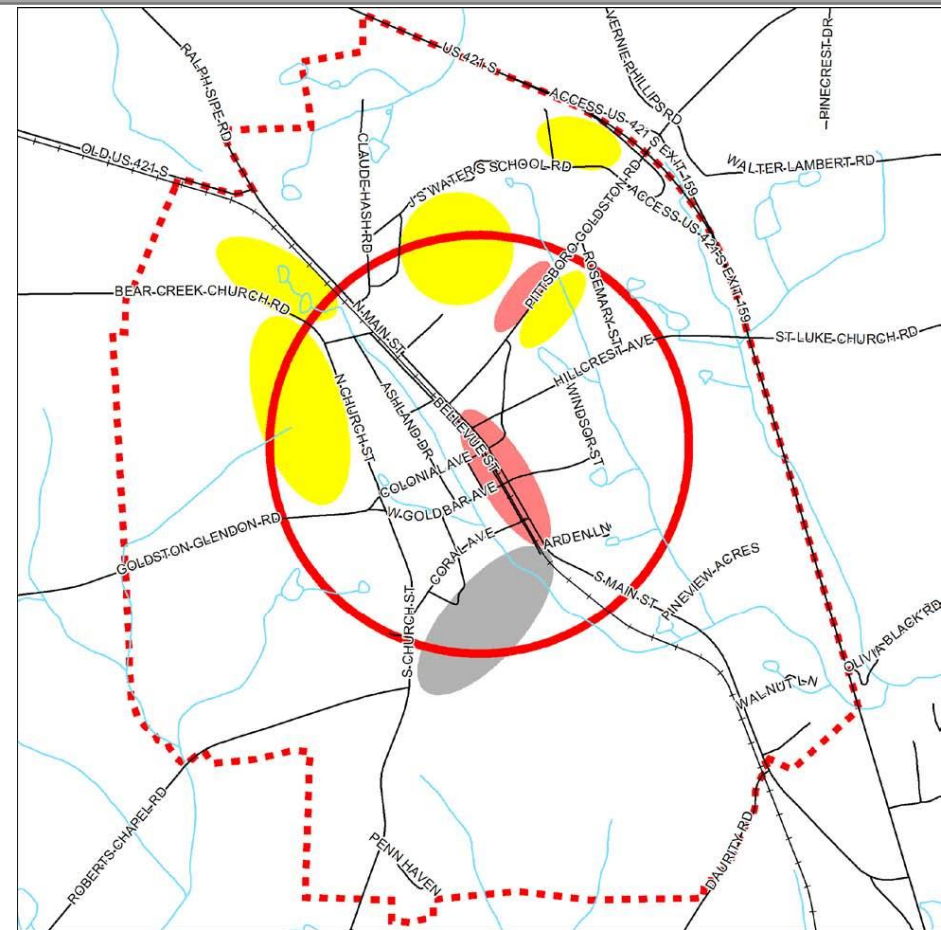


# CONSIDERATIONS FOR ADOPTING REGULATIONS AND UNDER WHAT AUTHORITY



# COMPREHENSIVE PLAN

- Establishes policy direction and vision for the future
- Is not regulatory, but does inform decision making
- Draft prepared by Triangle J Council of Governments (2015)
- Coordinated with Town Steering Committee
- GS 160A-383 – in part “Zoning regulations shall be made in accordance with a comprehensive plan.”



## Legend

—+— Railroad	<b>Future Land Use Type</b>
— Streets	Commercial
— Streams	Industrial
--- Proposed ETJ	Residential
--- Town Limits	

## Generalized Future Land Use in Goldston Area

**Note: Residential/agricultural development is assumed to be appropriate in much of the planning area, not only in the areas called out as high-potential residential areas. However, these high-potential areas are specifically highlighted.**

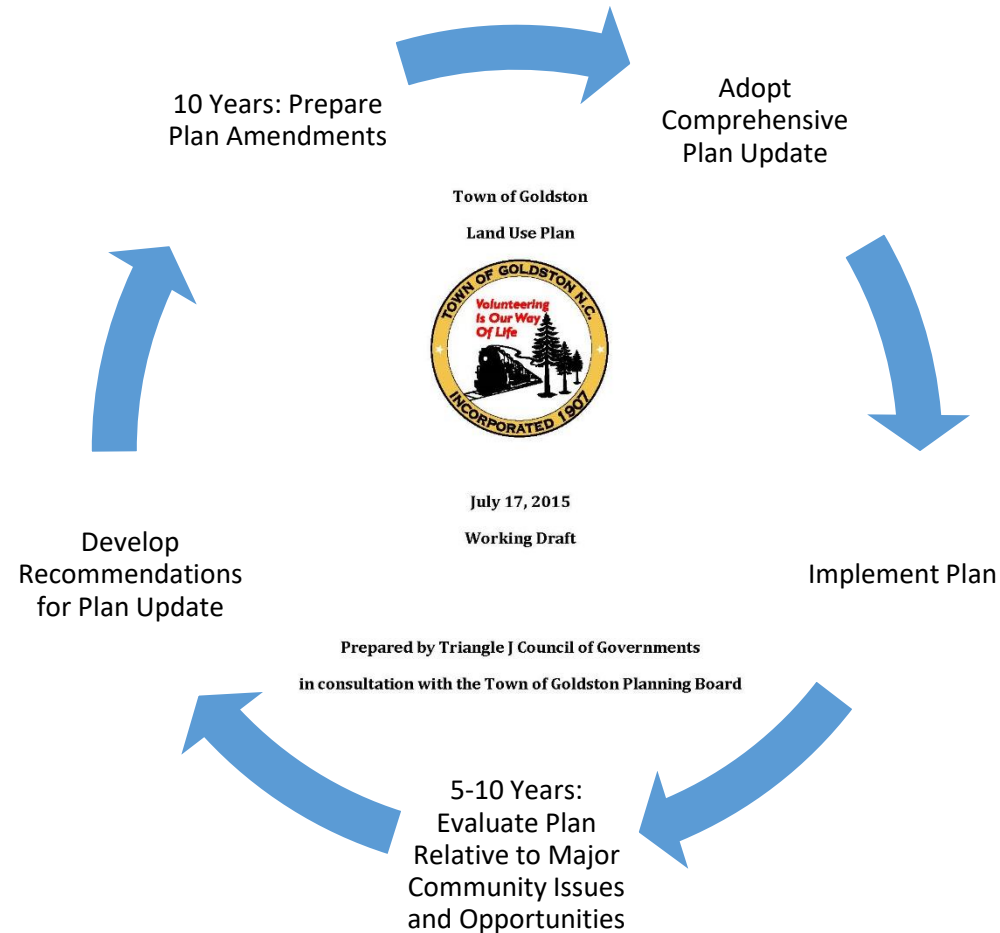
Map prepared by the Triangle J Council of Governments, July 2015.





# COMPREHENSIVE PLAN

Most plans are written to provide direction over a **10- to 20-year period** after plan adoption. However, plans should be **reviewed every 5-10 years** and possibly **updated every 10 years**.



# UNIFIED DEVELOPMENT ORDINANCE (UDO)

- Planning Committee
  - Appointed August 2017
- Working with TJCOG staff
- Providing direction and feedback
- Instrumental in transitioning the draft Land Use Plan to a UDO

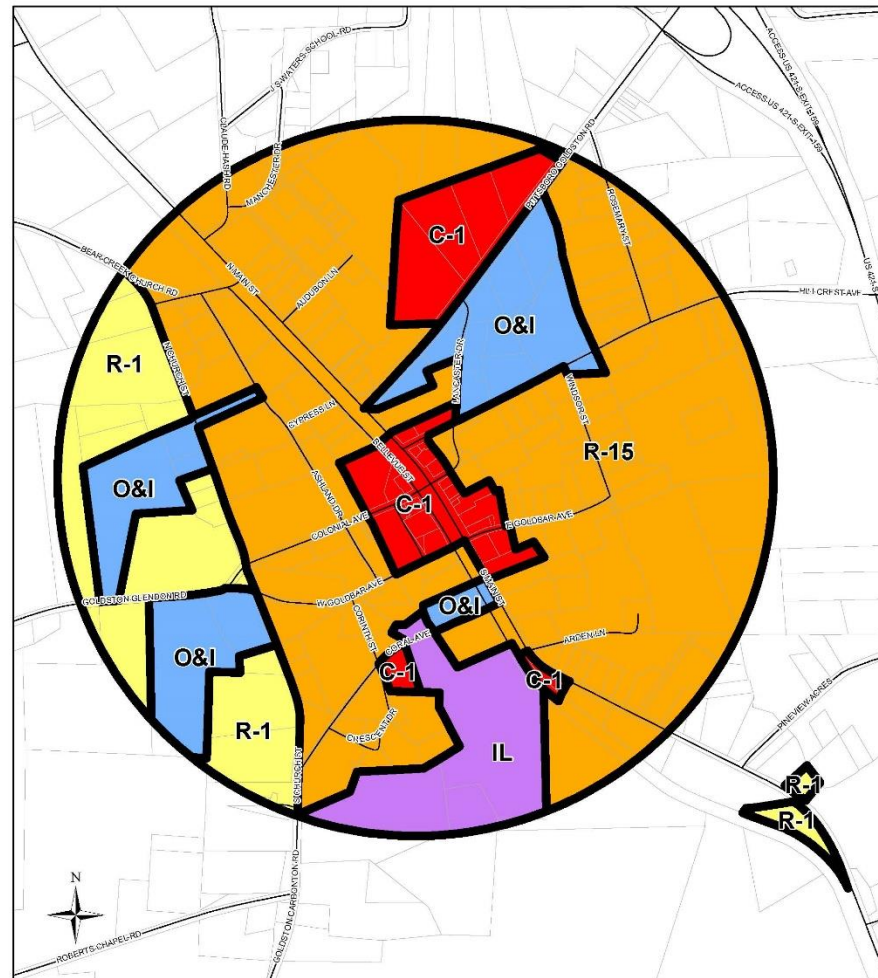




# UNIFIED DEVELOPMENT ORDINANCE (UDO)

- Establishes the standards, guidelines, and decision making process
- The tool to implement the comprehensive plan
- Includes text that outlines the standards and a map
- Establishes where certain uses are encouraged and others restricted
- Soil Erosion & Sedimentation Control
- Storm water Controls
  - Important because the UDO allows higher residential densities and increased built upon area for non-residential

# Draft Zoning Map



## Zoning Map of Goldston, North Carolina DRAFT - February 17, 2018

This map is a representation of the proposed zoning designations for the Town of Goldston, which have not yet been adopted by the Town. The map is subject to change.

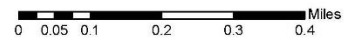
Map created by Triangle J Council of Governments.

### Legend

- Streets
- ▭ Parcel Boundaries

### Zoning District

- C-1 Commercial
- IL Light Industrial
- O-I Office and Institutional
- R-1 Residential
- R-15 Residential



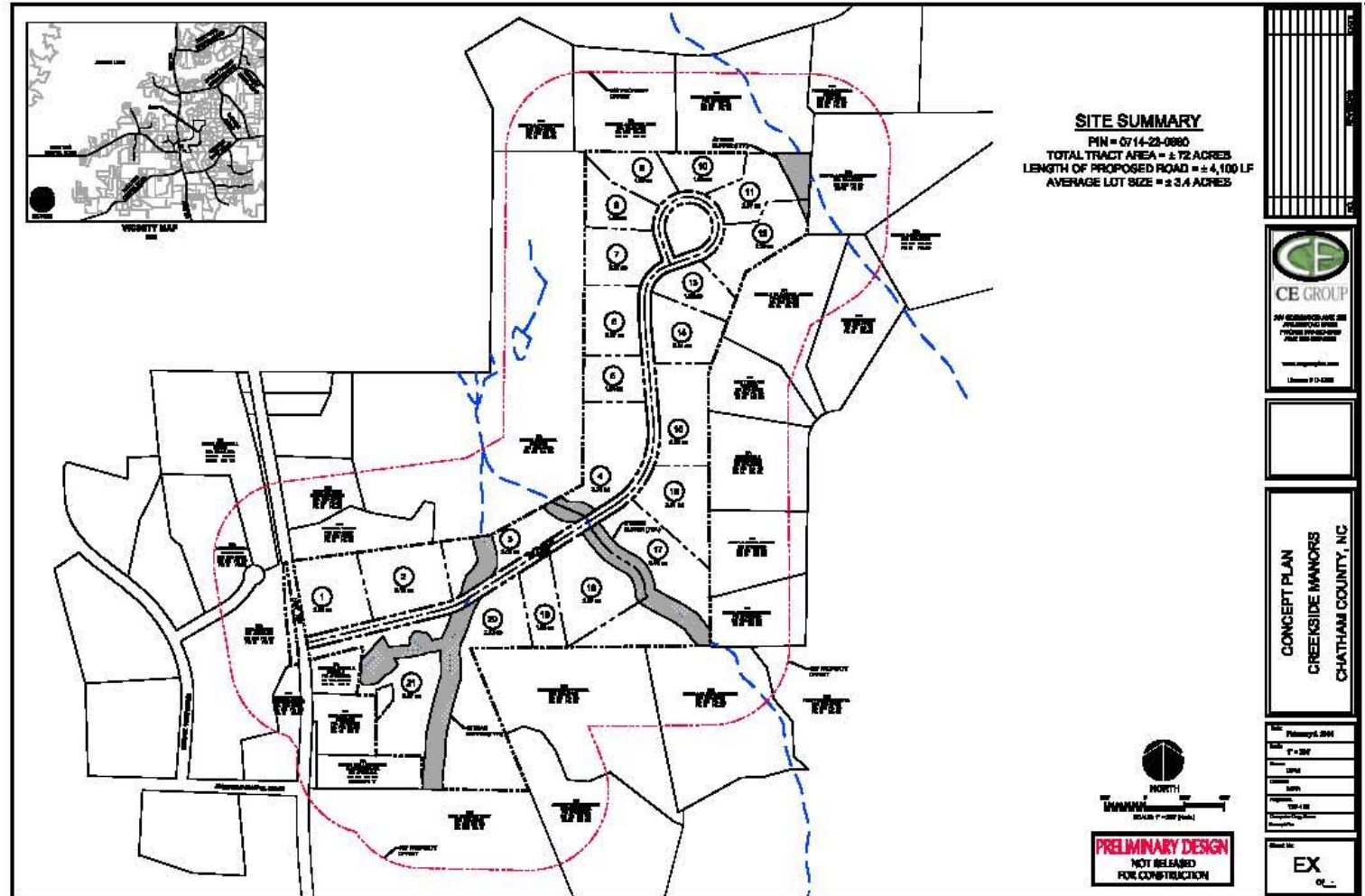


# REZONING AND SUBDIVISION EXAMPLES

- Major Subdivision (More than 5 lots)
  - Four step process
    - Concept Plan
      - Community meeting held by the applicant
    - First Plat
      - Review by the Planning Board and approval by the Town Board
    - Construction Plan
      - Review and approval by staff, can be sent to Planning Board and Town Board
    - Final Plat
      - Review and approval by staff, can be sent to Planning Board and Town Board

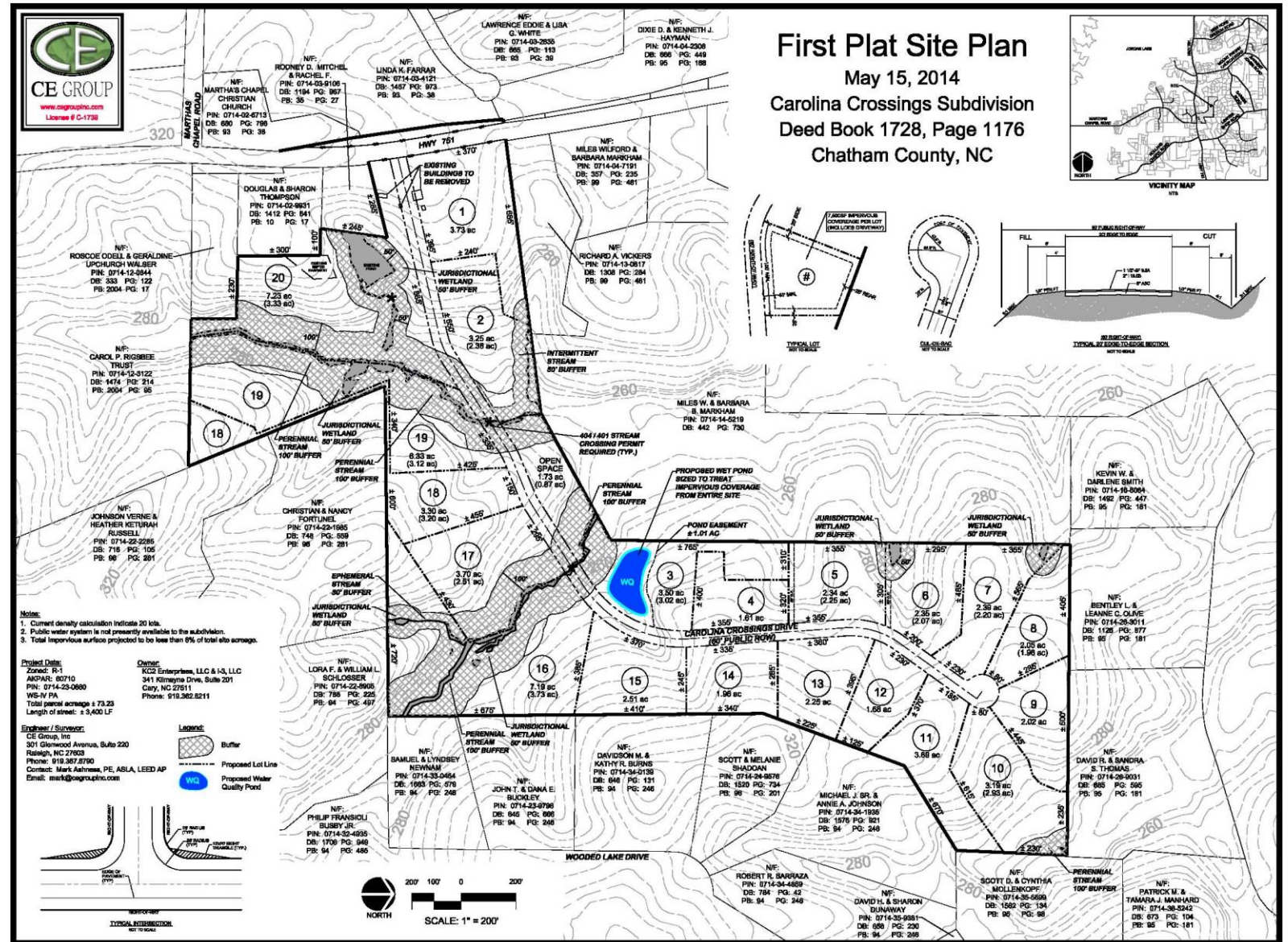
# SUBDIVISION EXAMPLE – CONCEPT PLAN

- Meeting with staff
- \$100 application fee
- Information posted on town website
- Community meeting
- Revisions to layout



# SUBDIVISION EXAMPLE – FIRST PLAT

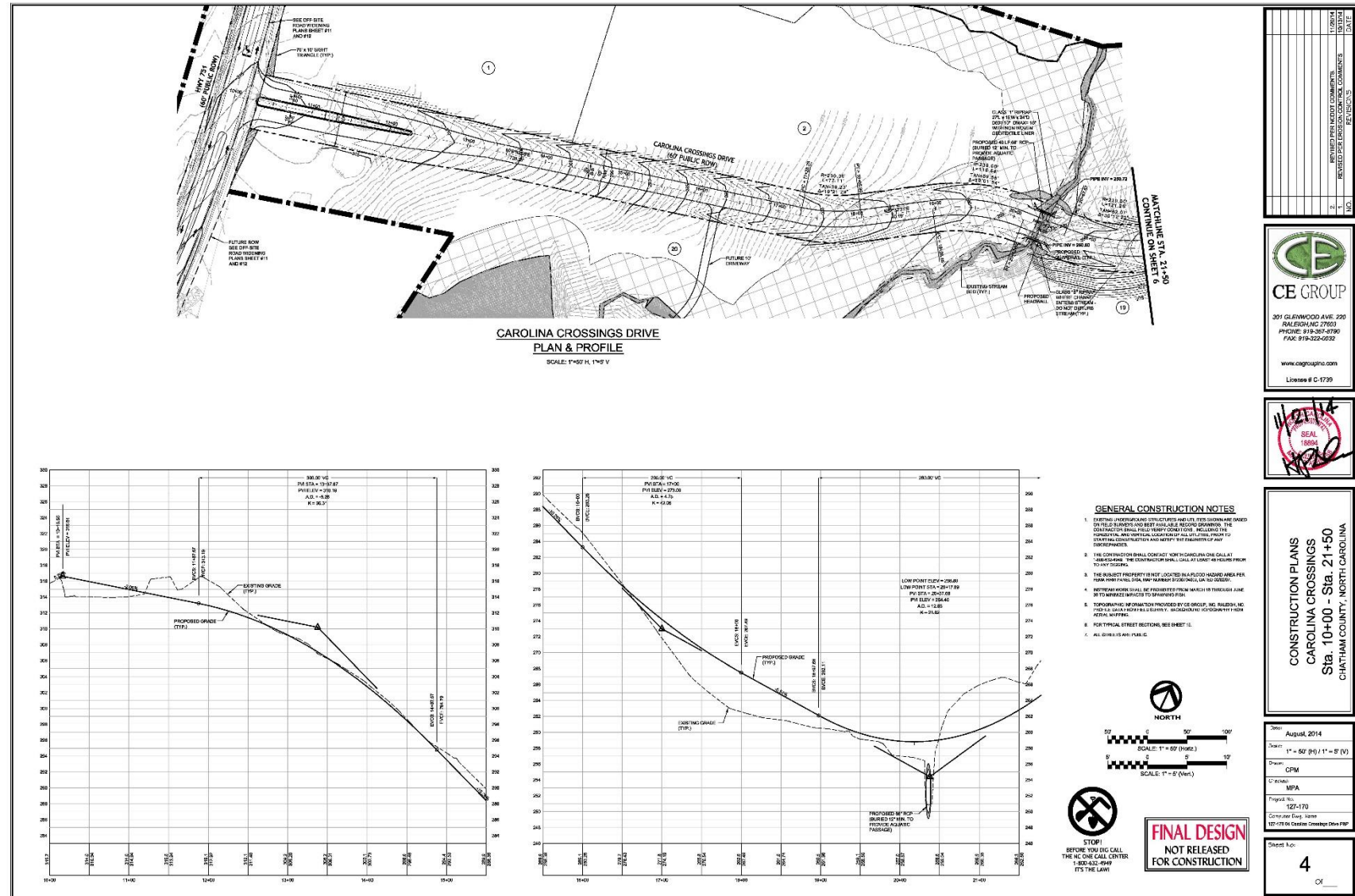
- Application & fee submitted
  - \$250 + \$50 per lot
- Two dates for site visits
- Planning Board recommendation
- Town Board Approval





# SUBDIVISION EXAMPLE – CONSTRUCTION PLAN

- Application submitted for staff review
- No fee
- Once approved the developer begins construction



# SUBDIVISION EXAMPLE – FINAL PLAT

- Application submitted for staff review
- No fee
- Once approved the developer records the plat and can sell lots
- Financial guarantee can be issued for completion of improvements

**DEVELOPER CERTIFICATE**

REVIEW OFFICER CERTIFICATE

CERTIFICATE OF APPROVAL FOR RECORDS

CERTIFICATION OF OWNERSHIP AND ACQUISITION

CERTIFICATE OF COMPLETION

NOTARY CERTIFICATE

**DEPARTMENT OF TRANSPORTATION**

PROMISSORY SUBDIVISION ROADWAY CONSTRUCTION STANDARDS CERTIFICATE

APPROVED

DATE

**FLOOD CERTIFICATION**

UPON EXAMINATION OF FLOOD INSURANCE RATE MAP, PANEL NUMBER 0741 OF COMMUNITY NUMBER 372296 (CHATHAM COUNTY), BEARING MAP # 372296R06, DATED FEBRUARY 2, 2007, THE SUBJECT PROPERTIES LIE IN ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 50% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

**ABBREVIATIONS**

- ACR ABOVE GROUND
- AG ABOVE GROUND
- BC CONCRETE FOUNDATION
- CBF CONCRETE FOUNDATION
- CR CEMENT
- DR IRON PIPE FOUND
- DF IRON PIPE SET
- FR IRON ROD FOUND
- FR IRON ROD FORMERLY
- RA-I BLOCK
- Patched Top
- RW Right-of-Way
- RT Right-of-Way
- TR Tree Root
- Typ Typical
- W With

**SITE DATA**

TOTAL LOTS: 18 RESIDENTIAL LOTS

MINIMUM LOT SIZE: 85,541.48 SQ. FT. (1.96 AC.)

MAXIMUM LOT SIZE: 100,876.36 SQ. FT. (2.32 AC.)

AVERAGE LOT SIZE: 92,986.75 SQ. FT. (2.12 AC.)

NEW PUBLIC RW: 211,136.89 SQ. FT. (4.81 AC.)

**PROPERTY DATA**

UNRECORDED PLAT ENTITLED "PROPERTY OF MAGNOLIA WALK BEING PREPARED BY WILLIAM M. DIACIACOMO" DATED JULY 21, 2006 PREPARED BY RELIABLE SURVEYING, PA.

**PROPERTY DATA**

CURRENT OWNERS: MAGNOLIA WALK DEVELOPERS, LLC

SITE ADDRESS: 3848 NC HWY 781

DEED REFERENCES: DE 1786 PG 884 & DE 1789 PG 701

PARCEL AREA: 3,190,059.50 SQ. FT. (73.234 AC. (GR808)

ZONING: R-1

BUILDING RESTRICTIONS:

- FRONT: 40' REAR: 20' SIDE: 25'
- SUBJECT PROPERTY LIES WITHIN THE JORDAN LAKE WATERFED.

**GENERAL NOTES**

1. THE PURPOSE OF THIS PLAT IS TO PERFORM A SUBDIVISION TO CREATE 18 RESIDENTIAL LOTS, EASEMENTS AND PUBLIC RIGHT-OF-WAY ON THE PROPERTY OF MAGNOLIA WALK DEVELOPERS, LLC, BEARING APMR 8010 AND HAVING A DEED REFERENCE OF BOOK 1786 PAGE 884 & BOOK 1789 PAGE 701 RECORDED IN THE CHATHAM COUNTY REGISTRY.
2. PROPERTIES SHOWN HEREIN ARE SUBJECT TO EASEMENTS AND RIGHTS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PLAT SHOULD NOT BE RELEID UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY AFFECT THESE PROPERTIES.
3. THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT EXIST WITHIN THE BOUNDARIES AS SHOWN HEREON.
4. UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT.).
5. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GEOID".
6. AREAS CALCULATED BY THE COORDINATE METHOD.
7. ALL PROPERTY CORNERS SET ARE 1/2" IRON PIPES SET FLUSH WITH EXISTING GROUND AT THE TIME OF SURVEY UNLESS NOTED OTHERWISE.
8. ALL PROPERTY CORNERS FOUND ARE 1/2" IRON PIPES FLUSH WITH EXISTING GROUND UNLESS NOTED OTHERWISE NOTED.

WILLIAM M. DIACIACOMO, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND DESCRIBED ON RECORDS IN BOOK 1786 PAGES 884 & 701; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:100; THAT THIS SURVEY CREATED A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDNANCE THAT REGULATES PARCELS OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-28 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL THIS 22ND DAY OF JULY, 2015.

**PRELIMINARY PLAT**

NOT FOR RECORDATION, CONVEYANCES OR SALES

WILLIAM M. DIACIACOMO, P.L.S. N.C. REG. NO. 1-4868

DATE: JULY XX, 2015

Drawn: CTC

Checked: WMD

Printed: 12X-170

Computer Dep. Name: [unclear]

Sheet No: 2 of 2

# REZONING EXAMPLE

- Rezoning
  - General Use - allows any of the uses listed as permitted in the table of uses
  - Legislative process
  - No site plan
  - Application fee \$500 + \$25 per acre
  - Process
    - Public hearing – Town Board and Planning Board
    - Planning Board review
    - Town Board Action
  - Appearance Commission review when site plan is submitted
  - Administrative review of the site plan



# REZONING EXAMPLE

- Rezoning
  - Conditional
  - Legislative process
  - Community meeting required
  - Follows the same public hearing process as general use
  - Application fee \$750 + \$50 per acre

**L3-1 PLANTING PLAN**  
SCALE: 1"=20'-0"

QUAN	BOTANICAL NAME	COMMON NAME	SIZE	SPACED	Native	Deer Resistant	Shade Tolerant	Slow Growth	Shrub/Tolerant
<b>TREES</b>									
1	<i>Acer rubrum</i>	Red Maple	2" Cal.	X S					
1	<i>Asimina triloba</i>	Paw Paw	X	X					X
1	<i>Juniperus virginiana 'Spectra'</i>	Birds-Eye Cedar	5" Ht.	X S	X				
1	<i>Lagotis indica x fauvelii</i>	Muscogee Grape Myrtle	15-12"	R	X				
1	<i>Magnolia virginiana</i>	Sweetgum	10 Cal.	X	X				X
3	<i>Quercus lyrata</i>	Overcup Oak	2" Cal.	X S					
<b>SHRUBS</b>									
5	<i>Ilex glabra</i>	Holly	3 Cal.	4 c.c.	X	R	X	X	X
12	<i>Ilex verticillata 'Bordeaux'</i>	Bordeaux Dwarf Yaupon	3 Gal., 18" Sp.	3 c.c.	X	X	X	X	X
8	<i>Bilimium torbanum</i>	Florida Anise Tree	3 Gal.	4 c.c.	X	X	X	X	X
15	<i>Ilex argentea 'Henry's Gem'</i>	Henry's Gem Virginia Sweetgum	3 Gal., 18" Ht.	4 c.c.	X	S	X	X	X
<b>GRASSES</b>									
11	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	1 Gal.	4 c.c.	X	R	X	X	X
<b>GROUNDCOVERS</b>									
32	<i>Asarum canadense</i>	Wild ginger	2 1/2" Pots	1 c.c.	X	R	X	X	X
<b>FERNS</b>									
37	<i>Polystichum acrostichoides</i>	Christmas Fern	2 1/2" Pots	1 c.c.	X	R	X	X	X
<b>PERENNIALS</b>									
14	<i>Anemone 'Rubricolor'</i>	Narrow Leaf Blue Star	1 Gal.	5 c.c.	X	S			X
24	<i>Cornephorum verticillata 'Moonbeam'</i>	Moonbeam Cornephorum	2 1/2" Pots	1 c.c.	X	R	X	X	X
24	<i>Cornephorum verticillata 'Zagall'</i>	Zagall Cornephorum	2 1/2" Pots	1 c.c.	X	R	X	X	X
20	<i>Hebe 'Mrs. W. T. Wood'</i>	Hebe	1 c.c.	X	X	X	X	X	X

NOTE: PLANT LIST MAY SLIGHTLY CHANGE DUE TO SOIL CONDITIONS AND PLANT AVAILABILITY, BUT WILL REMAIN DEER RESISTANT NATIVE PLANT MATERIALS.

**DESIGN RATIONALE - GOALS FOR THE LANDSCAPE**  
(SEE PARAGRAPHS SECTION 3.)

- **PRIMARY GOAL:** MINIMIZE ADJACENT IMPACTS. LIMIT VISUAL IMPACT OF THE PROJECT ON ADJACENT PROPERTY OWNERS AND PUBLIC ROADS THROUGH PRESERVATION OF EXISTING BUFFERS, EMPOWERMENT OF SCREENING WARRS REQUIRED, AND BY LIMITED USE OF SITE LIGHTING.
- **GOAL:** MAINTAIN EXISTING WOODLAND EDGE & BOUNDARIES. THE PRIMARY GOAL OF THE LANDSCAPE PLAN IS TO MAINTAIN THE EXISTING RURAL CHARACTER OF THE SITE. THE EXISTING DENSE WOODLANDS BUFFERS ARE PRESERVED BETWEEN THE SITE, THE ADJACENT PROPERTIES, AND US HWY 15-50.
- **GOAL:** PLANT SELECTION. PLANTINGS ARE SELECTED TO ACHIEVE A VARIETY OF GOALS AS FOLLOWS:
  - DEER RESISTANT
  - NATIVE SELECTIONS TO PROVIDE BENEFICIAL CONTRIBUTION TO THE NATURAL FOOD-WEBS
  - SHADE TOLERANT
  - DROUGHT TOLERANCE
  - BEAUTY OR FORM AND A VARIETY OF TEXTURE AND COLOR
  - SLOWER GROWTH RATES TO MINIMIZE MAINTENANCE COST AND PRUNING WASTE
- **SHADE AND COOLING GOALS:** THE EXISTING SITE HAS SIGNIFICANT TREE COVER AND SHADE. THE PROPOSED PAVING IS A COMBINATION OF GRAVEL AND CONCRETE WHICH SHOULD HAVE LIMITED HEAT STORAGE POTENTIAL. FURTHER, LANDSCAPE ISLANDS AND PLANTING AREAS FOR ADDITIONAL SHADE TREES ARE PROVIDED ALONG THE SOUTH EDGE OF THE PARKING LOT, SPACED BETWEEN 40' AND 60' O.C. TO ACHIEVE DESIRED 50% SHADE COVERAGE AS TREES MATURE (SEE PLANTING PLAN). THE ENTRY DRIVE IS SHADED BY TREES REMAINING WITHIN BUFFER AREA.
- **TURF GOALS:** USE OF TURF AREAS WILL BE MINIMAL, PRIMARILY IN THE REAR (WEST) AND SOUTH SIDES OF THE BUILDING FOR STABILIZATION. NO DISTURBANCE IS PROPOSED IN THESE AREAS AND EXISTING COVER WILL BE MAINTAINED AND OVERSEEDDED AS NEEDED. THESE AREAS WILL UTILIZE NO-NON AND LOW-NON GRASSES. NO MANAGED TURF REQUIRING SUPPLEMENTAL IRRIGATION OR FERTILIZER IS PROPOSED. NON-SEEDED AREAS WILL BE STABILIZED WITH EITHER COMPOSED LEAF MULCH, SHREDED HARDWOOD MULCH, OR PINE BARK MULCH, 3" MINIMUM DEPTH.

**DESIGN RATIONALE - GOALS FOR THE LANDSCAPE**  
(SEE PARAGRAPHS SECTION 3.)

**WATER & XERISCAPE GOALS:** SPRAY IRRIGATION IS NOT PROPOSED. SUPPLEMENTAL WATERING DURING ESTABLISHMENT PERIOD TO BE LIMITED TO DRIP VIA WELL WATER, OR HAND SPRAY BY OWNER AS NEEDED. GATOR BAGS MAY BE USED FOR SUPPLEMENTAL WATERING FOR TREES. HARDY PLANT MATERIALS ARE UTILIZED TO MINIMIZE SUPPLEMENTAL WATERING NEEDS.

**SURFACE WATER GOALS:** THE EXISTING GRAVEL DRIVEWAY PAVING IS EXPANDED TO BECOME THE PROPOSED PARKING LOT. SURFACE FLOW FROM THIS PARKING AREA WILL BE DIVERTED AROUND THE EXISTING BUILDING VIA GRAVEL, ROCK-LINED SWALES, OR "ROCK FEATURES". THESE AREAS WILL HAVE RANDOMLY PLACED LARGER STONES AND DECORATIVE GRAVELS, ACCENTED WITH PERENNIAL PLANTINGS.

**PLANTING PLAN NOTES:**  
NEW PLANTINGS (SEE PLANT LIST). A MIXED VARIETY OF NEW TREES AND SHRUBS ARE PROPOSED BE ADDED TO TRANSITION AND PROVIDE CONTINUITY WITH ADJACENT WOODLAND AREAS.

- **SHADE TREES:** SHALL BE NATIVE OAK AND MAPLE VARIETIES.
- **SHRUBS:** A MIX OF EVERGREEN AND DECIDUOUS VARIETIES ARE PROVIDED TO BALANCE WITH THE EXISTING BUILDING ELEVATIONS, AND SUITABLE FOR THE VARYING MICROCLIMATES THROUGHOUT THE SITE. NATIVE AND DEER RESISTANT PLANTS ARE UTILIZED THROUGHOUT.

**SCREENING (DESIGN SUBELEMENTS SECTION 4)**

- **ELECTRICAL TRANSFORMERS:** SHALL BE SCREENED ON THE MOST VISIBLE SIDES WITH EVERGREEN SHRUBS AT LEAST EQUAL TO HEIGHT OF EQUIPMENT
- **WASTE & RECYCLING:** NO LARGE SCALE WASTE WILL BE GENERATED. STANDARD SOIL CARES FOR TRASH AND RECYCLING WILL BE PROVIDED BEHIND BUILDING, AND SCREENED FROM PARKING LOT TO NORTH
- **REPAIR & SERVICING:** NONE
- **SATELLITE DISH:** GREATER THAN 40' NONE
- **SCREENING OF LOADING AREA:** NONE

**SIGN NOTES:**

- **ZONING:** R-10B
- **ALLOWABLE SIGN CRITERIA:** = 2 S.F., PER 1.F. PROPERTY LINE, SIGN LENGTH = 3M L.F., MAX. AREA = 150 S.F., MAX. HEIGHT = 80'
- **PROPOSED SIGN SIZE:** SIGN WILL NOT EXCEED 40 S.F., SIZE SHOWN: 2'-0" x 6'-0" = 12 S.F. (DOUBLE-SIDED, 2 PANELS ANGLED TO R/W), 8' 6" HEIGHT
- **ADDRESS NUMBER:** 4' (MINIMUM SIZE PER FIRE MARSHALL) PLACEMENT ON SIDE POST
- **SIGN GRAPHICS:** DESIGN TYPEFACE INDICATED IS PRELIMINARY AND MAY BE MODIFIED
- **SIGN LIGHTING:** SIGN MAY BE UPLIT TO MEET REQUIREMENTS OF CHATHAM COUNTY CODE - SECTION 15.

**L3-2 SIGNAGE ELEVATION**  
SCALE: 1"=1'-0"

**END VIEW (FACING R/W)**  
**SIGN VIEW (ANGLED ±17° TOWARD R/W)**

**NOT FOR CONSTRUCTION**  
**FOR REVIEW AND PRICING ONLY**

**SEARS DESIGN GROUP, P.A.**  
100 N. Pine Street, Suite 100, Raleigh, NC 27601  
Tel: 919.832.7900 Fax: 919.832.8000  
http://www.searsdesigngroup.com

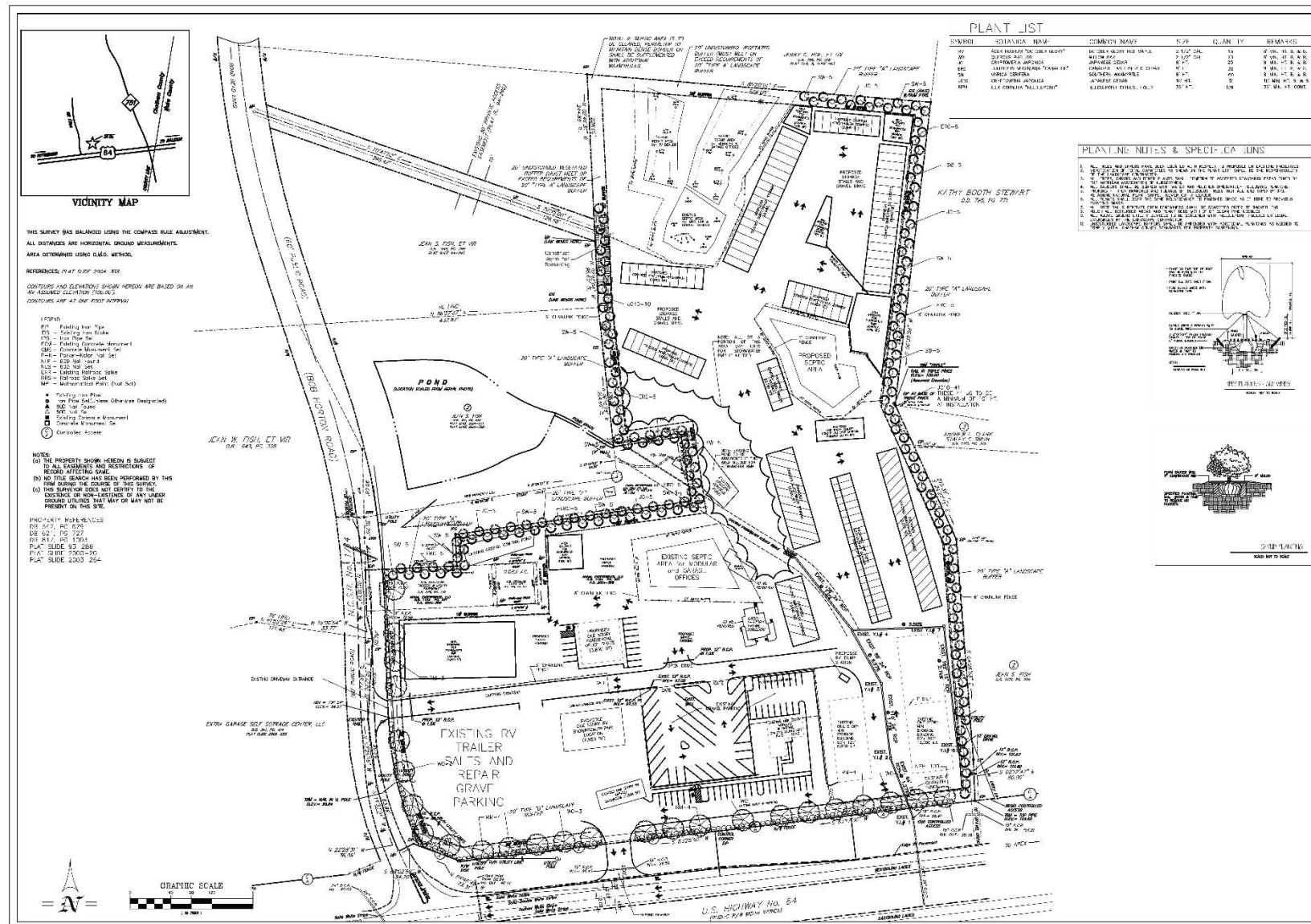
Rev: 01/20/17  
Date: 01/20/17  
Sheet No: L3  
Of: 4



REZONING REQUEST  
**Systems Health Care**  
 INTEGRATIVE WELLNESS  
 10295 U.S. 15-501 North, Chatham County, NC

# REZONING AND SUBDIVISION EXAMPLES

- Conditional Use Permit
  - Quasi-judicial process
  - Community meeting required
  - Follows the same public hearing schedule as general use
  - Public hearing process is different that legislative
  - Application fee \$500 + \$25 per acre



**AWT**  
 Engineers and Soil Scientists  
 Agri-Waste Technology, Inc.  
 501 N. Salem Street, Suite 203  
 Apex, North Carolina 27022  
 919-859-4666  
 www.agriwaste.com

Kund Enterprises, C  
 Key, 64 Storage St

Owner Information:  
 Kund Enterprises, LLC  
 c/o George Farnell  
 7733 South Wood Lane  
 Cary, NC 27515  
 919-477-1417  
 gfar@kund.com

Project Information:  
 27003 Jester Lake Commons B  
 Assoc. No. 27053  
 City/State: Cary, NC  
 Project No. 2014-07-30  
 Project No. 70029

PROFESSIONAL ENGINEER SEAL

This document originally issued and sealed by Kevin Davidson, #024582, on September 24, 2014. This medium shall not be considered a certified document.

PRELIMINARY DESIGN NOT RELEASED FOR CONSTRUCTION

REV. SHEET DATE DESCRIPTION  
 1: 8/24/2014 Rev. per Kristen Gault Comments

SHEET TITLE  
 Landscape Plan

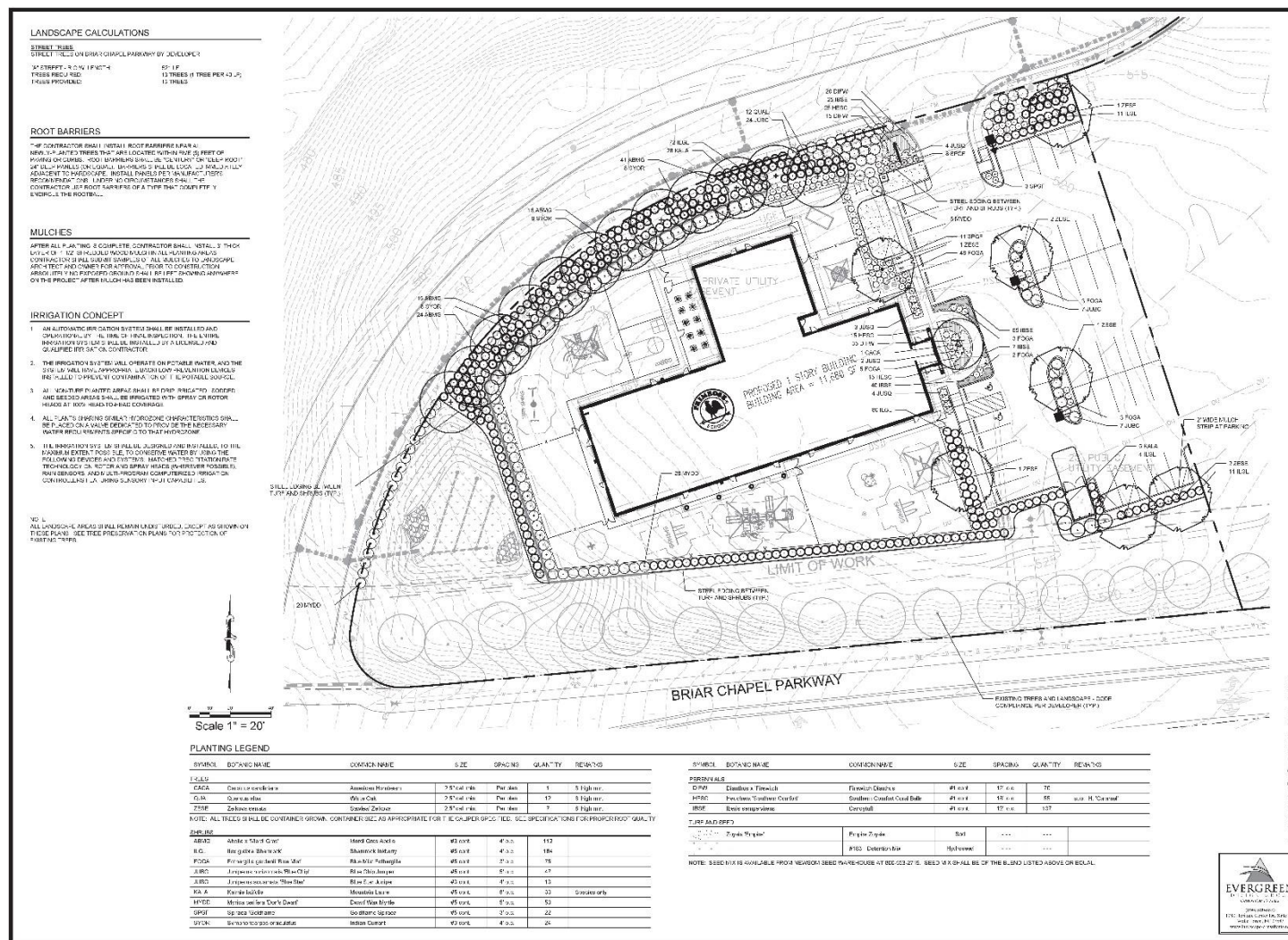
DRAWN BY: SCOTT JONES  
 CHECKED BY: SCOTT JONES  
 DATE: 8/24/2014  
 CREAT. DATE: 8/24/2014  
 REVISIONS: 01  
 FILED BY: EMMAS D. COX

DRAWING NUMBER  
**SP-3**



# SITE PLAN REVIEW

- Standard site plan review (Non-residential)
  - Administrative process
  - Typical Items Reviewed (multiple departments)
    - Parking
    - Lighting
    - Setbacks
    - Landscaping (Appearance Commission)
    - Signage
    - Built upon area
    - Riparian buffers
    - Stormwater
  - Application fee \$250



**LANDSCAPE PLAN**

**PRIMROSE SCHOOL**  
**BRIAR CHAPEL PKWY**  
**CHATHAM CO., NORTH CAROLINA**

DATE: 11-15-16  
 DRAWING: [ ]  
 CHECKED: [ ]

EVERGREEN  
 LANDSCAPE ARCHITECTURE  
 1000 W. HARRIS STREET  
 ORLANDO, FL 32835  
 PH: (407) 271-8800  
 FAX: (407) 442-5604

FIRM NO. P-1257  
 708 E. COLONIAL DR. STE. 100  
 ORLANDO, FL 32803

DATE REVISION  
 DATE REVISION  
 REVISION

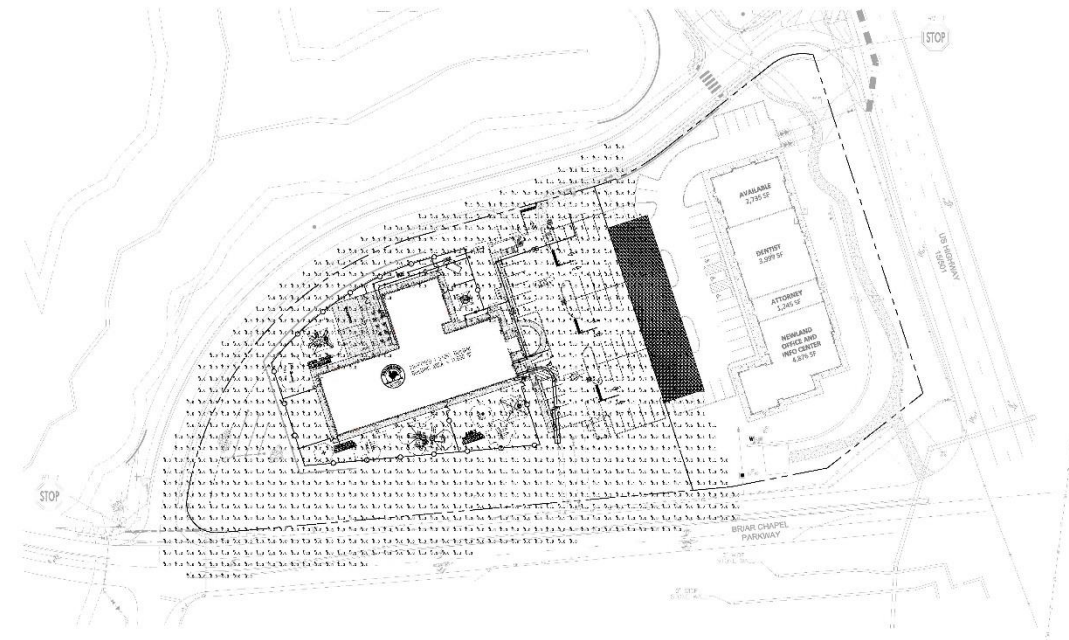
PROJECT NO: 245-34



# SITE PLAN REVIEW

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    - Landscaping (Appearance Commission)
    - Signage
    - Built upon area
    - Riparian buffers
    - Stormwater
- Application fee \$250

REVISIONS		
REV #	DATE	BY:
1	6/24/15	TD
2	8/5/15	J.P.



Calculation Summary							
Label	Units	AVG	Max	Min	Avg/Ftr	Max/Min	F15/FCV
SCHOOL PARKING SURFACE	sq	1.47	3.9	0.8	3.48	3.75	10

Luminaires Schedule							
Symbol	Qty	Label	Terms	TYP	Description		
	2	A	N.A.	2,360	WLS-050-04-30-16-09-A-40K 25' RECTANG WTRDR		
	1	B	N.A.	2,360	WLS-050-04-30-16-09-A-40K 25' RECTANG WTRDR		

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.  
 THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

**WLS LIGHTING SYSTEMS**  
Consider the Impact

1519 WINDSOR PLACE  
FOR MORE INFORMATION  
WWW.WLSLIGHTING.COM

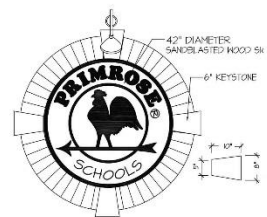
800-633-8711    PM:GINDI    BY: J.P.    SHEET 1 OF 1

**PRIMROSE SCHOOL  
BRIAR CHAPEL, NC**

WLS-1 0797    DATE -6/22/15    SCALE: 1"=40'

# SITE PLAN REVIEW

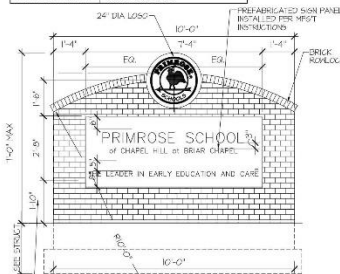
- Standard site plan review (Non-residential)
  - Administrative process
  - Typical Items Reviewed (multiple departments)
    - Parking
    - Lighting
    - Setbacks
    - Landscaping (Appearance Commission)
    - Signage
    - Built upon area
    - Riparian buffers
    - Stormwater
  - Application fee \$250



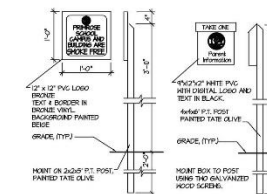
SIGN COLORS:  
 ROOSTER, CIRCLES & TEXT = TATE OLIVE  
 BACKGROUND = BEIGE  
 (TOTAL SIGN AREA = 4.6 SQ. FT.)

1 WALL MOUNTED LOGO SIGN  
 1/2" x 1'-0"

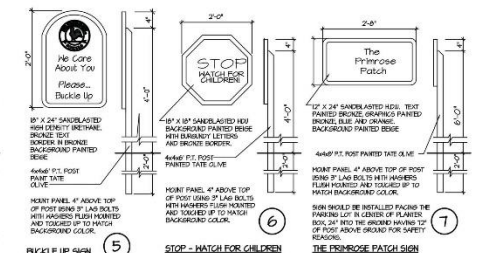
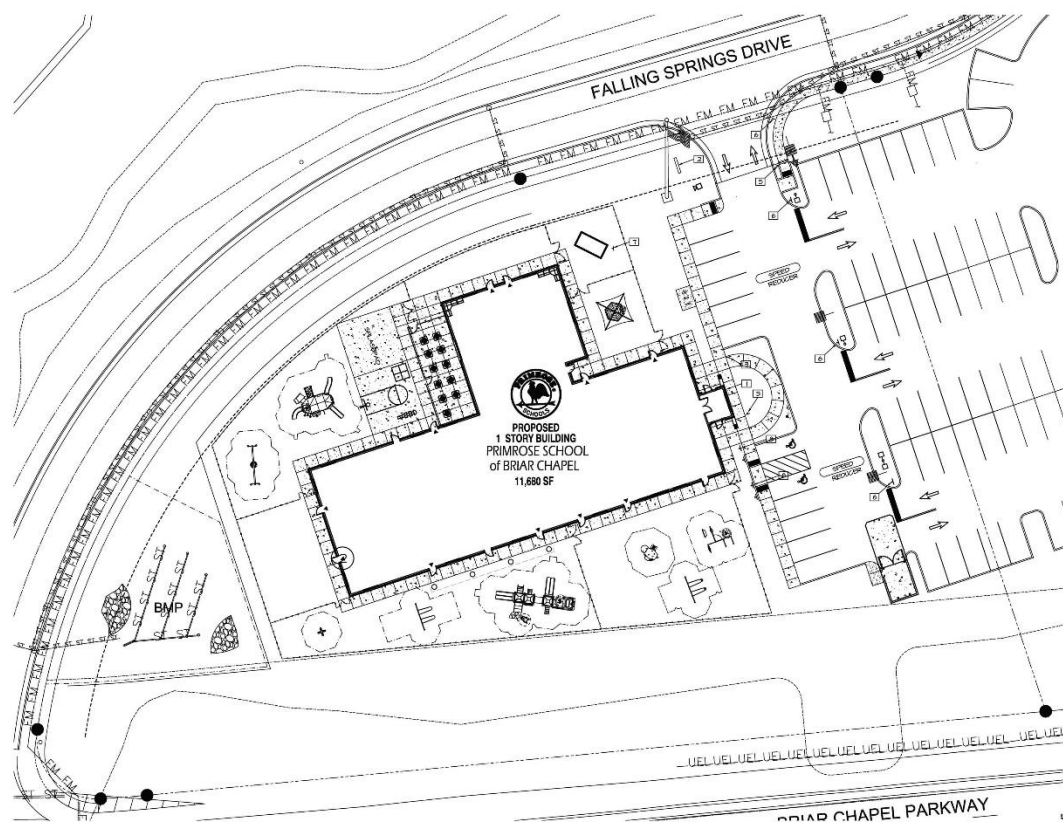
SIGN INDICATORS	SIGN AREA
LOGO	24" DIAMETER, SANDBLASTED - TATE OLIVE ON BEIGE BACKGROUND
LETTERS	24" DIAMETER, SANDBLASTED - TATE OLIVE ON BEIGE BACKGROUND
STRIP LETTERS	2 1/2" HIGH, 3/4" WIDE, TINES BOLD
NO. LETTERS	2 1/2" HIGH, 3/4" WIDE, TINES BOLD
BACKGROUND	BEIGE PAINTED METAL
BRICK SPECIFICATION	SAME AS BUILDING
	REARAGE (COPY ARRAY): 2'-0" X 1'-4" H X 5'-0" W
	LOGO = 24" DIA - 0.34 SQ. FT.
	OVERALL STRUCTURE: 22'-4" H X 2' = 44.20 SQ. FT.



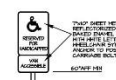
2 MONUMENT SIGN ELEVATION 3/8" x 1'-0"



3 SMOKE FREE SIGN  
 4 PARENT INFORMATION BOX

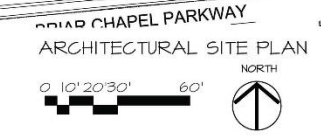


5 BUCKLE UP SIGN  
 6 STOP - WATCH FOR CHILDREN  
 7 THE PRIMROSE PATCH SIGN



INSTALL SIGNS ON SILL SIGN POSTS - SEE X-1 FOR LOCATIONS

8



Children's Design Group  
 Main Office: 11111 Highway 101, Suite 100, Gulf Breeze, FL 32567  
 Phone: (904) 330-0959 Fax: (904) 330-0959  
 Email: chidesign@midwest.com

Electronic Seal & Signature

Site: PRIMROSE SCHOOL OF BRIAR CHAPEL, 5160 CEDARCREST ROAD, BRIAR CHAPEL, NC

Building Type: NC-2015-5

Drawing Title: ARCHITECTURAL SITE PLAN

Date: 5/1/2015 Drawn: STAFF

Drawing Number: X-1

Revisions:

bid & permit set

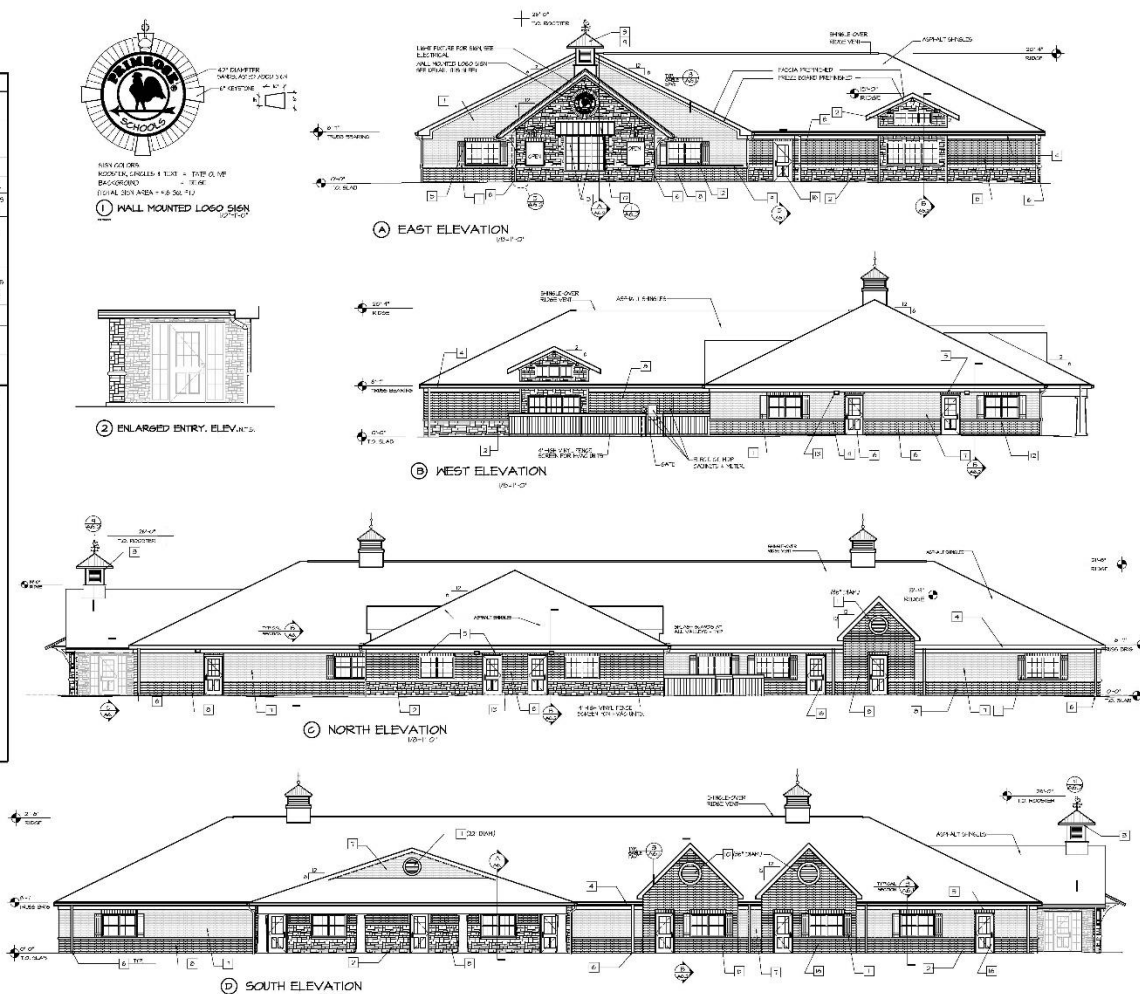
A New Building For:  
**Primrose School Franchising Company**  
 5160 Cedarcrest Road  
 Raleigh, NC 27605  
 Copyright © 2015  
 Primrose School Franchising Company

# SITE PLAN REVIEW

- Standard site plan review (Non-residential)
  - Administrative process
  - Typical Items Reviewed (multiple departments)
    - Parking
    - Lighting
    - Setbacks
    - Landscaping (Appearance Commission)
    - Signage
    - Built upon area
    - Riparian buffers
    - Stormwater
  - Application fee \$250

EXTERIOR COLOR SCHEDULE	
NUMBER OF COLORS FOUR (4)	NUMBER OF COLORS FOUR (4)
EXTERIOR WALLS, EXTERIOR DOORS, TRIM, LAMINATE, LATH & PLASTER, GUTTERS, EXTERIOR WOOD WITH FINISH, ETC.	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
WINDOWS	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
ROOF	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
ROOFING MATERIALS	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
ROOF COLOR	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
ROOFING SYSTEM	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
ROOFING DETAILS	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
ROOFING ACCESSORIES	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
ROOFING FINISHES	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
ROOFING INSTALLATION	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
ROOFING MAINTENANCE	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
ROOFING REPAIRS	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
ROOFING REPLACEMENT	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
ROOFING DEMOLITION	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
ROOFING DISPOSAL	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
ROOFING STORAGE	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
ROOFING TRANSPORTATION	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.
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ROOFING TRANSPORTATION	TO MATCH ARCHITECT SPECIFICATIONS, SEE 300-20 SECTION OF 2015 AIA SPECIFICATIONS, ETC.

- CONSTRUCTION NOTES:**
1. WALL PARTS - SEE ARCHITECTURAL FOR SIZE.
  2. STONE - SEE EXTERIOR COLOR SCHEDULE FOR NAME.
  3. GUTTERS - 1/2" HEAVY DUTY ALUMINUM WITH 1/2" DOWN SPACERS. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES. GUTTERS TO BE INSTALLED AT 1/2" BELOW ROOF FINISH. GUTTERS TO BE INSTALLED AT 1/2" BELOW ROOF FINISH. GUTTERS TO BE INSTALLED AT 1/2" BELOW ROOF FINISH.
  4. ROOFING - 1/2" HEAVY DUTY ALUMINUM WITH 1/2" DOWN SPACERS. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES. ROOFING TO BE INSTALLED AT 1/2" BELOW ROOF FINISH. ROOFING TO BE INSTALLED AT 1/2" BELOW ROOF FINISH. ROOFING TO BE INSTALLED AT 1/2" BELOW ROOF FINISH.
  5. ROOFING ACCESSORIES - SEE ARCHITECTURAL FOR SIZE.
  6. EXTERIOR WALLS - 1/2" HEAVY DUTY ALUMINUM WITH 1/2" DOWN SPACERS. SEE SPECIFICATIONS FOR MATERIALS AND FINISHES. EXTERIOR WALLS TO BE INSTALLED AT 1/2" BELOW ROOF FINISH. EXTERIOR WALLS TO BE INSTALLED AT 1/2" BELOW ROOF FINISH. EXTERIOR WALLS TO BE INSTALLED AT 1/2" BELOW ROOF FINISH.
  7. JOINT BRICK - SEE ARCHITECTURAL FOR SIZE.
  8. JOINT BRICK - SEE ARCHITECTURAL FOR SIZE.
  9. JOINT BRICK - SEE ARCHITECTURAL FOR SIZE.
  10. JOINT BRICK - SEE ARCHITECTURAL FOR SIZE.
  11. JOINT BRICK - SEE ARCHITECTURAL FOR SIZE.
  12. JOINT BRICK - SEE ARCHITECTURAL FOR SIZE.
  13. JOINT BRICK - SEE ARCHITECTURAL FOR SIZE.
  14. JOINT BRICK - SEE ARCHITECTURAL FOR SIZE.
  15. JOINT BRICK - SEE ARCHITECTURAL FOR SIZE.
  16. JOINT BRICK - SEE ARCHITECTURAL FOR SIZE.
  17. JOINT BRICK - SEE ARCHITECTURAL FOR SIZE.



A New Building For:  
**Primrose School Franchising Company**  
 3660 Caldercreek Road  
 Atlanta, Georgia 30328  
 (770) 444-4444  
 info@primroseschools.com

**Primrose Schools**

Children's Design Group  
 Mark D. Piny, AIA, Architect  
 P.O. Box 180  
 Gull, GA 30146  
 (770) 444-4444  
 info@childrensdesign.com

**Electronic Seal & Stamp**

5/17/15  
 PRIMROSE SCHOOL OF  
 BRIDGE CHAPEL  
 3660 CALDERCREEK DRIVE  
 BRIDGE CHAPEL, NC  
 EXISTING 1/2015  
 NC-2015-5

Drawing Title:  
**EXTERIOR  
 ELEVATIONS**

Date: 05/11/15  
 BY: MDP  
 LGS: MDP

Drawing Number:  
**A-4**

Revisions:

bid & permit set



# IMPLEMENTATION/NEXT STEPS

- Logistics
  - Appoint Planning Board (GS 160A-387 - required) - advisory
  - Board of Adjustment (GS 106A-388 – required) five members for three year appointments – Quasi-judicial decisions
  - Appearance Commission (GS 160A-451 – voluntary) seven to fifteen members for four year terms – Decision making
  - Watershed Review Board – Advisory and quasi-judicial decisions
- All boards are subject to Open Meetings Law provisions

# IMPLEMENTATION/NEXT STEPS

- Fee schedule adoption (mirror county fees)
- Adoption
  - Public Hearings to adopt –
    - Land Use Plan
    - UDO
    - Initial Zoning
  - Notification to property owners
  - Legal Ad
  - Property posting
- Need to decide if a recreation fee will be applied for residential subdivisions (this would be paid directly to the town)
- Information will be posted on the county website
  - <http://www.chathamnc.org/government/departments-programs/planning/town-of-goldston>