



CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



ZONING MAP CHANGE REPORT

Meeting Date: April 6, 2015

Table A. Summary			
Application Summary			
Case Number	Z1400011	Jurisdiction	City
Applicant	Sheetz, Inc.	Submittal Date	June 9, 2014
Reference Name	Autopark Center	Site Acreage	6.23
Location	7520 NC 751 Highway at the northwest corner at the intersection of Interstate – 40 and opposite Southpoint Auto Park Boulevard		
PIN(s)	0718-01-15-5265, -03-14-3464		
Request			
Proposed Zoning	Commercial General with a development plan (CG(D))	Proposal	Mix of retail and restaurant uses
Site Characteristics			
Development Tier	Suburban Tier		
Land Use Designation	Commercial		
Existing Zoning	Commercial Neighborhood with a development plan (CN(D))		
Existing Use	Undeveloped		
Overlay	F/J-B, MTC	Drainage Basin	Jordan Lake
River Basin	Cape Fear	Stream Basin	Third Fork Creek
Determination/Recommendation/Comments			
Staff	Staff determines that this request is consistent with the <i>Comprehensive Plan</i> and applicable policies and ordinances.		
Planning Commission	Approval, 12-0 on February 10, 2015. The Planning Commission finds that the ordinance request is consistent with the adopted <i>Comprehensive Plan</i> . The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.		
DOST	See attached memo (Attachment 7)		
BPAC	See attached comments (Attachment 8)		

A. Summary

This is a request to change the zoning designation of two parcels of land totaling 6.23 acres for a mix of retail and restaurant uses (not committed) between 5,000 and 40,000 square feet of floor area. The site is located at 7520 NC 751 Highway the northwest corner

of the intersection with Interstate – 40 and opposite Southpoint Auto Park Boulevard (see Attachment 1, Context Map). This request is consistent with the *Comprehensive Plan* and applicable policies and ordinances.

This case was originally heard by the Planning Commission on November 14, 2014, and was recommended for approval by a vote of 12-0. Prior to the City Council public hearing, the applicant determined that a buffer reduction as permitted by the UDO may be required along the western and northern property lines. Per UDO Sec.3.5.6.D.4.d., buffers are required commitments of development plans, and all potential reductions must be depicted. UDO Sec. 3.5.6.G.3 requires a new Planning Commission public hearing when significant changes are made to a development plan before final approval. No other changes have been proposed since the November meeting.

Appendix A provides supporting information.

B. Site History

The present designation of CN(D) was approved on August 21, 2000 with case P99-81 as part of a 123-acre project site known at the time as Ravina which also included OI(D) and RS-M(D) districts on the opposite site of NC 751 Highway than the subject site. Portions of the Ravina project have since been rezoned to accommodate office and commercial uses such as auto dealerships.

The development plan for this site was approved prior to the requirement to explicitly list text commitments on the coversheet. However, the plan shows two restaurants totaling 19,500 square feet of floor area with a maximum impervious surface of 40% on the subject site. The present designation of CN(D) limits fuel sales to eight fueling stations; CG does not limit the number of fueling stations.

C. Review Requirements

Planning staff has performed a sufficiency review for this Zoning Map Change request (reference UDO Sec. 3.2.4, Application Requirements [general] and 3.5.5, Application Requirements [for a Zoning Map Change]). This staff report presents the staff findings per Sec. 3.5.8, Action by the Planning Director, on the request's consistency with the Unified Development Ordinance and applicable adopted plans.

This review is based primarily on compliance with any applicable laws, plans, or adopted policies of the City Council. Any issues or concerns raised in this report are based on best professional planning practice unless they have a basis in adopted plans, policies, and/or laws.

D. Unified Development Ordinance (UDO) Compliance

This request is consistent with the requirements of the Unified Development Ordinance. The associated development plan (see Appendix A, Attachment 4, Development Plan reduction) provides the required elements for zoning map change requests in the CG(D)

district (Sec. 3.5.6.D, Sec. 6.10.1.B). In addition, commitments in excess of UDO requirements have been made (see Appendix D for supporting information):

Text Commitments. Text commitments are proffers that commit to requirements in excess of ordinance standards. The development plan associated with this request includes commitments for limitation of uses (no residential or electronic gaming), transit improvements, access improvements for pedestrians, and roadway improvements resulting from the Traffic Impact Analysis (TIA) (see Attachments 11 and 12 for City Transportation and NCDOT analysis).

Graphic Commitments. Graphic commitments include the general location of site access points, tree coverage areas, and building and parking envelopes.

Design Commitments. Design Commitments are required of zoning requests that include a development plan for nonresidential projects. This request includes commitments that specify the committed design elements for commercial buildings proposed for the site.

Determination. If the requested CG(D) zoning district is approved, this request would allow for a range between 5,000 and 40,000 square feet of floor area.

E. Adopted Plans

A zoning map change request must be consistent with the *Comprehensive Plan*. As such, other adopted plans have been included by reference in this document. Table E, Adopted Plans, in Appendix E identifies the applicable policies of the *Comprehensive Plan* and other adopted plans included by reference.

Determination. The requested CG(D) zoning district is consistent with the Future Land Use Map of the *Comprehensive Plan* which designates this site as Commercial.

The following conditions have been identified on an adopted plan that may be associated with the subject site:

Long Range Bicycle Plan, Map 4.6. The *Long Range Bicycle Plan, Map 4.6*, shows a proposed bicycle lane along NC 751 Highway. A 14-foot wide outside lane exists along the frontage of the site to accommodate this condition. No additional improvements are required or proffered with the subject zoning request.

Durham County Inventory of Important Natural Areas, Plants, and Wildlife. This site is within the vicinity of the New Hope Creek Corridor according to the Natural Heritage Inventory. A recent map prepared by the NC Natural Heritage Program (NC NHP) (Attachment 9), updated July 11, 2014, confirms the location of the heritage boundary on the subject property and classifies the area as "Exceptional".

While there is no ordinance requirement that prohibits development of these sites, staff is required to review development proposals in these areas and encourage new development to avoid Inventory areas (Comprehensive Plan Policy 7.1.6a and b). Without specific ordinance requirements staff references the NC Green Growth

Toolbox for guidance which recommends associated floodplains be buffered with a minimum corridor of 164 feet for birds and mammals and 300 feet for bird travel. The NCNHP mapped "Exceptional" area (Attachment 9) appears to follow a 300-foot buffer from the floodplain. The applicant's biological opinion letter (Attachment 10) indicates that the proposed development limits the area of disturbance ranges from 170 to 325 feet from the floodplain. Staff concurs that since the proposed area of disturbance falls within the established NC NHP guidelines and staff believes the applicant meets their obligation in relation to preserve the Inventory site.

F. Site Conditions and Context

Site Conditions. This request includes two parcels totaling 6.23 acres. The site is forested and impacted by an intermittent and perennial stream with 100-foot riparian buffer. While there is approximately 25 feet of grade change there are no steep slopes located onsite. The most intense slopes occur within the right-of-way between the property line and NC 751 Highway.

Area Characteristics. This site is located in the Suburban Tier on the west side of NC 751 Highway at the intersection with Interstate - 40 at the western terminus of Southpoint Auto Park Boulevard (see Attachment 1). This intersection is the western termination of a 2-mile regional commercial corridor that is bounded by US Army Corps of Engineers land on the west and Southwest Creek on the east. The character of the area has experienced a substantial transformation in recent decades, from agricultural and very low density residential uses to suburban scale subdivisions surrounding a regional mall.

This site is encumbered by two overlay districts implemented to maintain area-wide standards and characteristics. First, the F/J-B Watershed Protection Overlay district which limits impervious surface allowances on proposed development. Second, the MTC which limits the height of signs which is aimed at preserving the aesthetic appeal and orderly development of properties adjacent to major transportation corridors.

Appendix F provides a summary of the uses and zoning in the more immediate vicinity of the subject site.

Determination. The proposed CG(D) district meets the ordinance requirements in relation to development on the subject site. The CG district allows a greater intensity of uses than the existing CN district. Given the location, within a regional nonresidential node approximately two miles in length along an interstate highway, the proposal is reasonable.

G. Infrastructure

The impact of the requested change has been evaluated to suggest its potential impact on the transportation system, water and sewer systems, and schools. In each case, the impact of the change is evaluated based upon a change from the most intense development using the existing land use and zoning to the most intense use allowed under the request.

See Appendix G for additional information.

Determination. The proposed CG(D) district is consistent with *Comprehensive Plan* policies regarding the infrastructure impacts of transit, utility, drainage/stormwater, schools and water supply. The proposal is estimated impact student generation of zero and is estimated to increase water demand by 2,562 GPD, and increase traffic by 501 trips per day from the existing zoning. The existing infrastructure has available capacity to meet the water increase projection.

Transportation System Impacts. A Traffic Impact Analysis (TIA) was required of this project and a number of mitigation measures were identified (see Attachments 11 and 12 for City Transportation and NCDOT analysis). The development plan includes these recommendations as commitments.

H. Staff Analysis

Staff determines that this request is consistent with the *Comprehensive Plan* and applicable polices and ordinances. If the requested CG(D) zoning designation were approved a range between 5,000 and 40,000 square feet of floor area would be permitted.

I. Contacts

Table I. Contacts		
Staff Contact		
Scott Whiteman, AICP, Planning Supervisor	Ph: 919-560-4137, ext. 28253	Scott.Whiteman@durhamnc.gov
Applicant Contact		
Agent: Bob Zumwalt, The John R. McAdams Company	Ph: 919-287-0789	zumwalt@johnrmcadams.com

J. Notification

Staff certifies that newspaper advertisements, letters to property owners within 600 feet of the site and the posting of a zoning sign on the property has been carried out in accordance with Section 3.2.5 of the UDO. In addition, the following neighborhood organizations were mailed notices:

- Inter-Neighborhood Council
- Friends of Durham
- Unity in the Community for Progress
- Fayetteville Street Planning Group
- Jordan lake Resource Management
- Downing Creek

K. Summary of Planning Commission Meeting February 10, 2015 (Case Z1400011)

Staff Report: Ms. Wolff presented the staff report.

Zoning Map Change Request: 6.23 acres located at 7520 NC 751 Highway at the northwest corner at the intersection of Interstate – 40 and opposite Southpoint Auto Park Boulevard Request: Commercial Neighborhood with a development plan (CN(D)) to Commercial General with a development plan (CG(D)) PINS: 0718-01-15-5265, -03-14-3464

Public Hearing: Chair Harris opened the public hearing. One person spoke in favor. Chair Harris closed the public hearing.

Commission Discussion: Discussion centered for a buffer reduction.

Motion: To approve. (Mr. Miller, Ms. Freeman 2nd)

Action: Motion carried, 12-0.

Findings: The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

L. Supporting Information

Table K. Supporting Information		
Applicability of Supporting Information		
Appendix A	Application	Attachments: 1. Context Map 2. Future Land Use Map 3. Aerial Photography 4. Development Plan Reduction 5. Application 6. Submittal and Review History 7. DOST Memorandum 8. BPAC Comments
Appendix B	Site History	N/A
Appendix C	Review Requirements	N/A
Appendix D	Unified Development Ordinance	Table D1: Designation Intent Table D2: District Requirements Table D3: Environmental Protection Table D4: Project Boundary Buffers Table D5: Summary of Development Plan

Table K. Supporting Information		
Appendix E	Adopted Plans	Table E: Adopted Plans Attachments: 9. NCNHP map 10. McAdams Biological Opinion Letter
Appendix F	Site Conditions and Context	Table F: Site Context
Appendix G	Infrastructure	Table G1: Road Impacts Table G2: Transit Impacts Table G3: Utility Impacts Table G4: Drainage/Stormwater Impacts Table G5: School Impacts Table G6: Water Impacts Attachments: 11. Durham Transportation TIA Memo 12. NCDOT TIA Memo
Appendix H	Staff Analysis	N/A
Appendix I	Contacts	N/A
Appendix J	Notification	N/A
Appendix K	Summary of Planning Commission Meeting	Attachments: 13. Planning Commissioner's Written Comments 14. Ordinance Form 15. Consistency Statement

Appendix A: Application Supporting Information

Attachments:

1. Context Map
2. Future Land Use Map
3. Aerial Photography
4. Development Plan Reduction
5. Application
6. Submittal and Review History
7. DOST Memorandum
8. BPAC Comments

Appendix D: Unified Development Plan Supporting Information

Table D1. UDO Designation Intent	
CG	<p>Commercial General - the CG district is established to provide for a wide variety of commercial activities of varying scales that are designed to be served by major thoroughfares. It is the intent of this district to provide sufficient size and depth of property to meet business needs, yet maintain safe traffic flows. Businesses in this district should be sited convenient to automotive traffic. Development in the CG District should provide safe pedestrian access to adjacent residential areas.</p>
D	<p>Development Plan – the letter “D” following a zoning district indicates that a development plan has been included with a zoning map change request. This designation may be added to any zoning map change request to signify that a conceptual representation of the proposed site has been submitted that indicates how the proposed development could meet ordinance standards. Any significant change to the development plan would require a new zoning petition.</p>
-F/J-B	<p>Falls/Jordan District B (F/J-B) Watershed Protection Overlay –district is established to to preserve the quality of the region's drinking water supplies through application of the development standards intended to protect the environment. In general, water supply protection will be accomplished by establishing and maintaining low intensity land use and development on land near the region's water supply rivers and reservoirs. Where high density development is desired, water supply protection will be accomplished through the use of engineered stormwater controls. The overall objective is to:</p> <ul style="list-style-type: none"> • Reduce the risk of pollution from stormwater running off of paved and other impervious surfaces; and • Reduce the risk of discharges of hazardous and toxic materials into the natural drainage system tributary to drinking water supplies.

Table D1. UDO Designation Intent	
-MTC	Major Transportation Corridor Overlay (MTC) is established to enhance the economic and aesthetic appeal and orderly development of properties adjacent to major transportation corridors. The MTC district requires buffers next to major transportation corridors and limits the height of signs.

Table D2. District Requirements – CG			
	Code Provision	Required	Development
Minimum Site Area (square feet)	6.10.1.B	20,000	271,208
Minimum Lot Width (feet)	6.10.1.B	100	100
Minimum Street Yard (feet)	6.10.1.B	25	25
Minimum Side Yard (feet)	6.10.1.B	25	25
Minimum Rear Yard (feet)	6.10.1.B	25	25
Maximum Height (feet)	6.10.1.B	50	50

Table D3. Environmental Protection			
Resource Feature	UDO Provision	Required	Committed
Tree Coverage	8.3.C4	10% (0.62 acres)	10% (0.621acres)
Riparian Buffer (feet)	8.5.B	100	100

Table D4. Project Boundary Buffers			
Cardinal Direction	Adjacent Zone	Required Opacity	Proposed Opacity
North	RS-20	0.6/0.8	0.2 (if reduced)
East	OI(D)	N/A right-of-way greater than 60 feet	N/A
	CG(D)		
South	CC(D)	N/A right-of-way greater than 60 feet	N/A
West	RS-20	0.6/0.8	0.2 (if reduced)

Table D5. Summary of Development Plan		
Components	Description	Plan Sheet
Required Information	Intensity/Density. 5,000-40,000 square feet of floor area	C-2
	Building/Parking Envelope has been appropriately identified.	C-2

Table D5. Summary of Development Plan		
	Project Boundary Buffers have been shown.	C-2
	Stream Crossing. None shown	N/A
	Access Points. Two (2) site access points have been identified.	C-2
	Dedications and Reservations. None.	N/A
	Impervious Area. 85% (1.72 acres)	C-1, C-2
	Environmental Features. Intermittent and perennial stream.	N/A
	Areas for Preservation. None	N/A
	Tree Coverage. 10% (0.62 acres)	C-2
Graphic Commitments	<ol style="list-style-type: none"> 1. Location of two site access points 2. Location of tree coverage areas 3. Building and parking envelopes 	C-2
Text Commitments	<ol style="list-style-type: none"> 1. There will be no electronic gaming establishments on the property. 2. There will be no residential uses on the property. 3. Prior to the issuance of a certificate of occupancy: <ol style="list-style-type: none"> a. Construct a southbound right-turn lane with adequate storage and appropriate taper on NC 751 at the proposed site driveway. b. Construct a southbound right-turn lane with adequate storage and appropriate taper on NC 751 at Southpoint Autopark Boulevard. c. Extend the northbound left-turn lane on NC 751 at Southpoint Autopark Boulevard to provide adequate storage and appropriate taper. d. Construct radius and pavement improvements on the west side of NC 751 to facilitate passenger car u-turn movements from northbound NC 751 at Southpoint Autopark Boulevard. e. Convert the westbound dual-left turn lanes on Southpoint Autopark Boulevard to an exclusive left-turn lane and an exclusive through lane. f. Transit improvements to serve the site may be required on NC 751 as determined by the City of Durham, Triangle Transit, and DATA at the time of site plan submittal. The transit improvements may include a concrete pade, shelter, bench, easement, and associated sidewalk connectivity. g. Install pedestrian signals and crosswalks at the intersection of NC 751 and Southpoint Autopark Boulevard as determined by the City of Durham and NCDOT. 	Cover
SIA Commitments	None Provided	N/A

Table D5. Summary of Development Plan		
Design Commitments	<ul style="list-style-type: none"> A. The architecture within the project will be defined by the roofline, materials, and features as described below. The following standards apply to the commercial buildings. Gasoline Canopies will not be required to follow these guidelines. B. Buildings will use pitched or flat roofs, singly or in combination. C. The buildings will be clad with one or more of the following materials: brick, architectural block, traditional/synthetic stucco, precast concrete panels, stone or cultured stone, glass, EIFS, aluminum or other metal panels. D. Buildings will include the use of storefront window systems, awnings, or entrance canopies. E. Building will transition to nearby built environment through the use of materials listed above which are commonly found in nearby commercial developments. 	Cover

Appendix E: Adopted Plans Supporting Information

Table E. Adopted Plans	
<i>Comprehensive Plan</i>	
Policy	Requirement
Future Land Use Map	<p>Commercial: Land used primarily for retail, entertainment, office, and services.</p> <p>Suburban Tier: Land uses that shall be allowed include Recreation and Open Space, Agricultural, Residential, Institutional, Commercial, Office, Research/Research Application, and Industrial.</p>
2.2.2a	Suburban Tier Development Focus: Ensure that the Suburban Tier has sufficient land to accommodate anticipated population growth and its attendant demands for housing, employment, and goods and services, including opportunities for affordable housing and recreation.
2.2.2b	Suburban Tier Land Uses: Land uses that shall be allowed include Recreation and Open Space, Agricultural, Residential, Institutional, Commercial, Office, Research/Research Application, and Industrial.
2.3.1a	Contiguous Development: Support orderly development patterns that take advantage of the existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development.
2.3.2a	Infrastructure Capacity. Consider the impacts to the existing capacities of the transportation, water, and sewer systems, and other public facilities and services. Measure from the potential maximum impact of current policy or regulation to the potential maximum impact of the proposed change in policy or regulation.

Table E. Adopted Plans	
7.1.6a and b	Development Review and the Natural Heritage Inventory. Review development proposals in relation to the Natural Heritage Inventory to preserve these sites and encourage new developments to avoid the site by using infill development, planned developments, cluster developments, conservation-by-design subdivisions, and other means.
8.1.2i	Transportation Level of Service Maintenance: Not recommend approval for any zoning map change which would result in the average daily trips exceeding 110% of the adopted level of service standards for any adjacent road, unless the impact on the adjacent roads is mitigated.
8.1.4c and d	Development Review and the Adopted Bicycle Plans: Review development proposals in relation to the 2006 Comprehensive Durham Bicycle Transportation Plan and the Bicycle Component of the most recent adopted Long Range Transportation Plan, and seek dedication or reservation of right-of-way or easements and construction of facilities in conformance with that Plan and Complete Street design standards.
11.1.1a	School Level of Service Standard: The level of service for public school facilities shall be established as a maximum enrollment of 110 percent of the system’s maximum permanent building capacity, measured on a system-wide basis for each type of facility.
11.1.1b	Adequate Schools Facilities: Recommend denial of all Zoning Map amendments that proposed to allow an increase in projected student generation over that of the existing zoning that would cause schools of any type to exceed the level of service.
Long Range Bicycle Plan	
Map 4-6 shows proposed bicycle lanes along NC 751 Highway.	
Durham County Inventory of Important Natural Areas, Plants, and Wildlife	
This site is within the New Hope Creek Corridor and portions of the site are within the mapped New Hope Creek Subimpoundment Area.	

Attachments:

- 9. NC Natural Heritage Program Map
- 10. McAdams Biological Opinion Letter

Appendix F: Site Conditions and Context Supporting Information

Table F. Site Context			
	Existing Uses	Zoning Districts	Overlays
North	Vacant (Army Corps. Property)	RS-20	F/J-B; MTC
East	Commercial (automobile sales)	OI(D), CG(D)	F/J-B; MTC
South	Right-of-way (Interstate exchange)	CC(D)	F/J-B; MTC
West	Vacant (Army Corps. Property)	RS-20	F/J-B; MTC

Appendix G: Infrastructure Supporting Information

Table G1. Road Impacts		
NC 751 Highway and Interstate-40 are the major roads impacted by the proposed zoning change. There are no scheduled NCDOT roadway improvement projects in the area.		
Affected Segments	NC 751 Highway	Interstate-40
Current Roadway Capacity(LOS D) (AADT)	17,700	111,800
Latest Traffic Volume (AADT)	15,000	114,000
Traffic Generated by Present Designation (average 24 hour)*	3,535	
Traffic Generated by Proposed Designation (average 24 hour)**	4,036 (103% of TIA estimate)	
Impact of Proposed Designation	+501	

Source of LOS Capacity: FDOT Generalized Level of Service Volume Table 4-1 (2011)

NC 751: 2-lane undivided Class I arterial with left-turn lanes

I-40: 6-lane freeway

Source of Latest Traffic Volume: 2013 NCDOT Traffic Count Map

***Assumption (existing zoning)** – Convenience store with 8 fueling positions and a 4,000 square-foot fast food restaurant with drive-thru.

****Assumption (proposed zoning)** – Convenience store with 16 fueling positions and 8,000 square-feet of retail.

Table G2. Transit Impacts
Transit service is provided adjacent to the site along NC 751 via DATA Routes 5 and 14. The closest bust stop is located at NC 751 Highway and Southpoint Auto Park Boulevard.

Table G3. Utility Impacts
This site will be served by City water and sewer.

Table G4. Drainage/Stormwater Impacts
The impacts of any change will be assessed at the time of site plan review. The subject site is of sufficient size and shape to accommodate appropriate stormwater facilities that may be required at this time.

Table G5. School Impacts			
The proposed zoning is not estimated to generate any students; the plan commits to nonresidential uses. The existing zoning also commits to nonresidential uses; therefore, this request does not represent a change in student generation for the site. Durham Public Schools serving the site are Creekside Elementary School, Githens Middle School, and Jordan High School.			
Students	Elementary School	Middle School	High School
Current Building Capacity	16,695	7,824	10,080
Maximum Building Capacity (110% of Building Capacity)	18,365	8,606	11,088
20th Day Attendance (2013-14 School Year)	16,579	7,465	9,737
Committed to Date (July 2011 – June 2014)	68	19	-35
Available Capacity	1,689	1,114	1,383
Potential Students Generated – Current Zoning*	0	0	0
Potential Students Generated – Proposed Zoning**	0	0	0
Impact of Proposed Zoning	0	0	0

*Assumption- (Max Use of Existing Zoning) – CN(D): no residential permitted

**Assumption- (Max Use of Existing Zoning) – CG(D): no residential permitted

Table G6. Water Supply Impacts	
This site is estimated to generate a total of 5,000 GPD if developed to its maximum potential with the proposed zoning district. This represents an increase of 2,562 GPD over the existing zoning district.	
Current Water Supply Capacity	37.00 MGD
Present Usage	28.37 MGD
Approved Zoning Map Changes (July 2011 – June 2014)	0.14 MGD
Available Capacity	8.49 MGD
Estimated Water Demand Under Present Zoning*	2,438 GPD
Potential Water Demand Under Proposed Zoning**	5,000 GPD
Potential Impact of Zoning Map Change	+2,562

Notes: MGD = Million gallons per day

*Assumption- (Max Use of Existing Zoning) – CN(D): 19,500 square feet commercial

**Assumption- (Max Use of Existing Zoning) – CG(D): 40,000 square feet commercial

Attachments:

11. Durham Transportation TIA Memo
12. NCDOT TIA Memo

Appendix K: Summary of Planning Commission Meeting

Attachments:

13. Planning Commissioner's Written Comments
14. Ordinance Form
15. Consistency Statement