

Rezoning Petition – Site Plan

Parcel: 751 038

Size: 11.71 acres

Approx 3 miles east of Cleveland, NC on Highway 70 (between Hildebrand Rd and Brandon Cole Dr)

General Overview:

Gupton Land Clearing has been in business in Rowan County since 1985 in an area north of the Franklin Community on Hwy 601. The business was sold to Centric Holdings LLC in November 2019. The new owners would like to relocate our office and shop facilities to new tract of land within the county and have identified an 11.7 acre parcel approximately 3.2 miles east of Cleveland NC in the Barber Community. The tract is both wooded (about 40%) and cleared. Current zoning (RR) would need to be amended to allow for construction of our proposed facility on the site.

Key Items

On the attached map, we have attempted to sketch out our plan which will include the following:

- 500' entry road and gravel yard around the buildings
- Approx. 600' of fencing down the left property line and across the field
- Additional fencing across field in back right portion of property.
- An equipment shed (ie, a raised roof shed) to allow various pieces of larger equipment to be protected from the elements – 200' long x 45' deep.
- A shop and office complex – 90' x 55'

Details

Parcel #: 751 038

Size: 11.7 acres

Dimensions: Road Frontage – 530' Left Boundary – 1,194'
Rear Boundary – 366' Right Boundary – 1,059'

Entry Road: Approximately 500' on the right side of the property with a soft left bend into the Office / Shop and Equipment Shed area. Both the entry road and the yard around the building will be gravel.

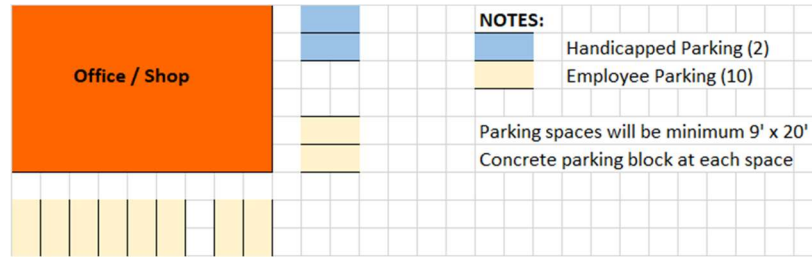
Office / Shop Building: 90' x 55' = 4,950 sqft
Metal building
Two 14' garage doors on westward facing short side (facing Equipment Shed)

Equipment Shed: 200' x 45'
Either metal or post building
Each short end walls will be covered

Proposed use: Shop and corporate offices for Gupton Land Clearing

Number of employees: 8

Parking Detail:



Although most of the parking area will be gravel, we will use concrete around the handicap spaces and to the front door to comply with ADA and local requirement.

Fencing:

Two sections of fencing –
 Approx 620 linear ft along left property boundary and across the field
 Approx 300 linear ft at back right side of property
 Fencing will be 8' tall commercial grade chain link fencing
 Topped with barbed wire

Lighting:

Motion sensing LED security lighting on all four corners of the Office / Shop building and the two inside corners of the Equipment Shed.

Hours of operation:

Mon – Fri; 6a – 7p

Off-street parking:

None. Will have plenty of area for employee/visitor parking as shown above.

Loading and unloading:

Equipment regularly loaded / unloaded at beginning and end of each day. Generally will happen within the fenced area around the equipment shed and shop / offices.

Access to existing streets:

Will apply for driveway permit with NCDOT

Development Setbacks:

Minimum setbacks (50' front, 10' sides) will be followed

Adjoining properties:

Left – 751 036 (Zoned RR). Existing home on this parcel that is 800' from the property line through a mostly wooded area.

Right – 751 037 (Zoned RR). Existing home on this parcel that is 450' from the property line through a mostly wooded area.

Rear – 751 052 (Zoned RR). Existing home on this parcel that is 170' from the NW property corner.

Existing structures:

NONE

Easements & rights-of-way:

NCDOT right of way at front of property. No other easements known.

Existing Power:

Duke Energy lines located across HWY 70. Duke Energy likely will span across Hwy70 and continue up the right side of entrance road.

County Water:

Stubbed out near the SE corner of the property near the highway.