



AGENDA

MEETING CALLED TO ORDER

PLEDGE

Notes on Pledge: Remain Standing for the invocation

INVOCATION – Chaplain

ANNOUNCEMENTS

** King City Council, Regular Meeting: Monday, July 7, 2025, 6 p.m., City Hall Council Chambers, 229 S. Main Street

** Parks/Recreation Advisory Board, Regular Meeting, Thursday, July 10, 2025, 6 p.m., Parks/Rec Community Building Parlor Room, 107 White Road

** Community Appearance Commission, Regular Meeting, Thursday, July 17, 2025, 2 p.m., City Hall Council Chambers, 229 S. Main Street

** King Planning Board, Regular Meeting: Monday, July 28, 2025, 6 p.m. at City Hall Council Chambers, 229 S. Main Street

1. ADJUSTMENTS TO AGENDA

2. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES

- a. February 24, 2025, Planning Board Meeting Minutes

3. ITEMS FOR PRESENTATION

A. INTRODUCTION OF CITY PLANNER INTERN

- a. Emerson Wright

4. DISCUSSION ITEMS

A. PROPOSED TEXT AMENDMENT BY ARDEN GROUP TO REVISE CHAPTER 32

- a. Public Hearing
- b. Recommendation By the Board

ITEMS OF GENERAL CONCERN

ADJOURNMENT



CITY OF KING PLANNING BOARD

MEETING DATE:

06/23/2025

PART A

Subject:

APPROVAL OF MINUTES

Action Requested:

Unless any corrections are made, I recommend adopting the February 24, 2025, Planning Board minutes as presented.

Attachments:

1. Draft copy of minutes from the February 24, 2025, Planning Board meeting

Nicole Branshaw

Nicole Branshaw, City Clerk

This abstract requires review by:

City Manager

City Attorney

PART B

Introduction and Background:

Discussion and Analysis:

Budgetary Impact:

Recommendation:

Adoption of the February 24, 2025, Planning Board minutes as presented.

**MINUTES
King Planning Board
Regular Session
February 24, 2025**

The King Planning Board held a regular session at King City Hall on Monday, February 24, 2025, at 6:00 p.m. Chairman Jeff Walker, Vice Chairman David Hudson, Joe Ramsey, Jerry Messick, Marsha Poston, Kim Saucier, Von Robertson, City Planner Jon Grace, City Clerk Nicole Branshaw, Assistant Fire Chief Josh Francis, and Chaplain Scott Vernon were present at the meeting. Absent from the meeting were Alternates Kyle Hall and Darrin Koone.

Vice Chairman Jeff Walker called the meeting to order.

Chaplain Scott Vernon offered the invocation.

Chairman Jeff Walker noted the announcements on the agenda, and no one signed up to speak for public comment. Chairman Jeff Walker opened and closed the public comment at 6:02 pm. ****SEE DOCUMENT #1****

ADJUSTMENTS TO AGENDA

No adjustments were made to the agenda.

APPROVAL OF MINUTES

Vice Chairman David Hudson moved to approve the minutes of January 27, 2025, as presented. Marsha Poston seconded the motion, which passed unanimously with a vote of 5-0.

REZONING REQUEST R-186 BY MJ SILMSER

MJ Silsmer Corporation is making this request to rezone two parcels containing approximately 44.77 acres from LI (Light Industrial) to R-15 (Residential medium density) for the purpose of residential growth. The tract is labeled as G-2 (Controlled Growth) and G-3 (Mixed Use) areas in our comprehensive plan. G-2 allows single-family, multi-family, and mixed-use. G-3 allows neighborhoods and mixed-use.

This is a general rezoning request to accommodate future residential growth. The tract is labeled as G-2 (Controlled Growth) and G-3 (Mixed Use) areas in our comprehensive plan. G-2 allows single-family, multi-family, and mixed-use. G-3 allows neighborhood and mixed use. This rezoning would encompass two adjoining parcels with approx. 44.77 acres. This rezoning would be consistent with the City of King's 2035 Comprehensive Land Use Plan.

If developed for residential use in the future, the budgetary impact would be additional tap fees, inspection fees, tax base, and city/county services.

Chairman Walker opened the public hearing at 6:03 pm.

1. Jayne Bennett, 109 Cambridge Ct, King, addressed the Planning Board, asking them to consider a real stop light and not just a four-way stop sign.
2. Charles Anderson, 881 E. King St., King, addressed the Planning Board, stating that he lives outside the city limits but has concerns about the development of King and its impact on natural resources. Stating King is a prime location for super development. He said if you look at projections for North Carolina, the state is projected to have 20 million residents by 2050. Mr. Anderson stated that he is not against growth but against the R15. Where would you put the sewer? It would put more traffic on

our roads than we are prepared for. He pleaded for the city to consider the density, unless it has at least half an acre to put a house on, and to think about the net impact over the next 5-10 years.

3. Dean Craver, 421 Hill St, King, addressed the Planning Board, stating he feels this is not the right time for this construction. There is a lot of incomplete areas right now.
4. Berry Overby, 103 Berry Rd, King, addressed the Planning Board, stating the city needed to fix the roads.

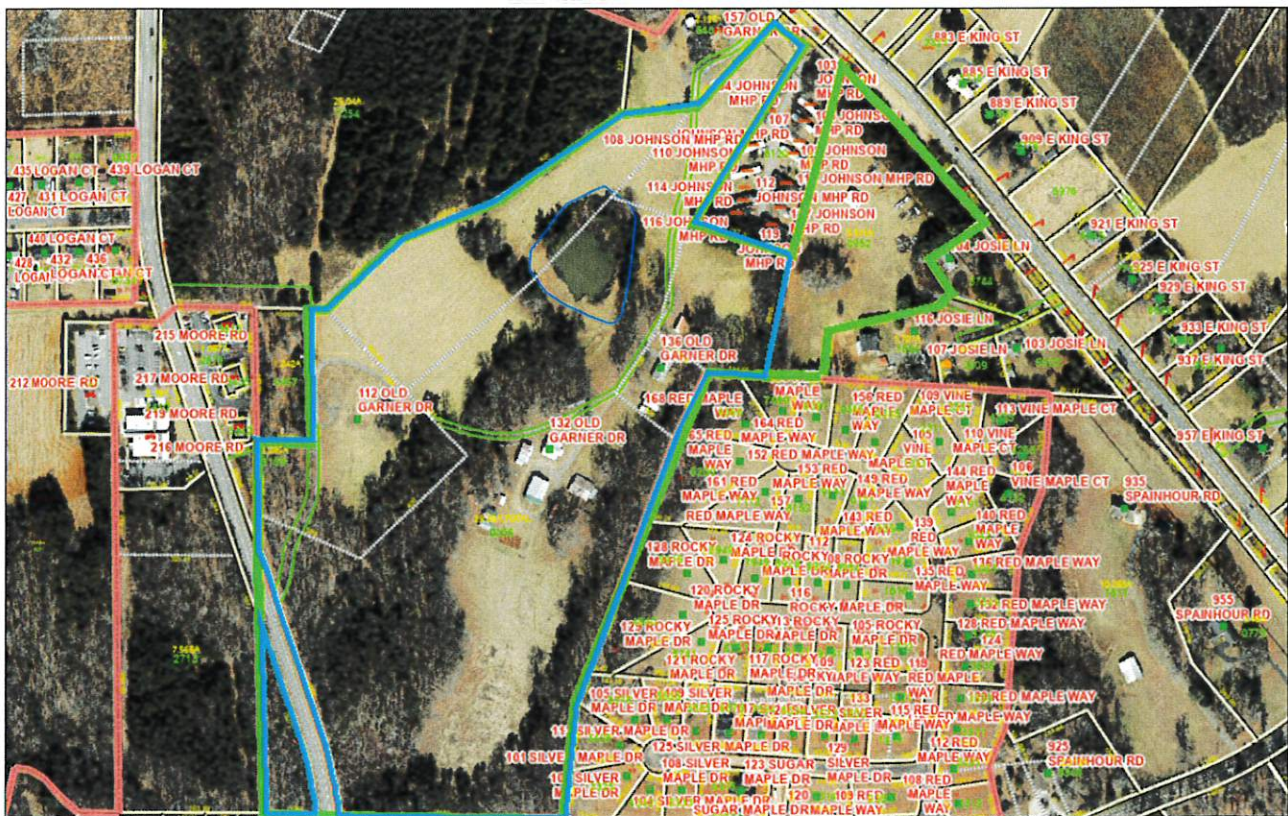
City Planner Jon Grace stated that he received one email public comment on February 18, 2025, from Sam Hooker. Mr. Grace read this email. This will be attached to the minutes with attachment #2.

There being no one else to give written or verbal requests wishing to speak. Chairman Walker closed the public hearing at 6:14 pm.

A discussion was held concerning the rezoning. Things that were mentioned during the discussion were:

- Not in favor of changing the zoning.
- You don't know what 2050 will bring and need to focus on a long-term plan. Need to manage our resources better.
- Does not feel we are there economically yet to change the zoning and continue to build houses.

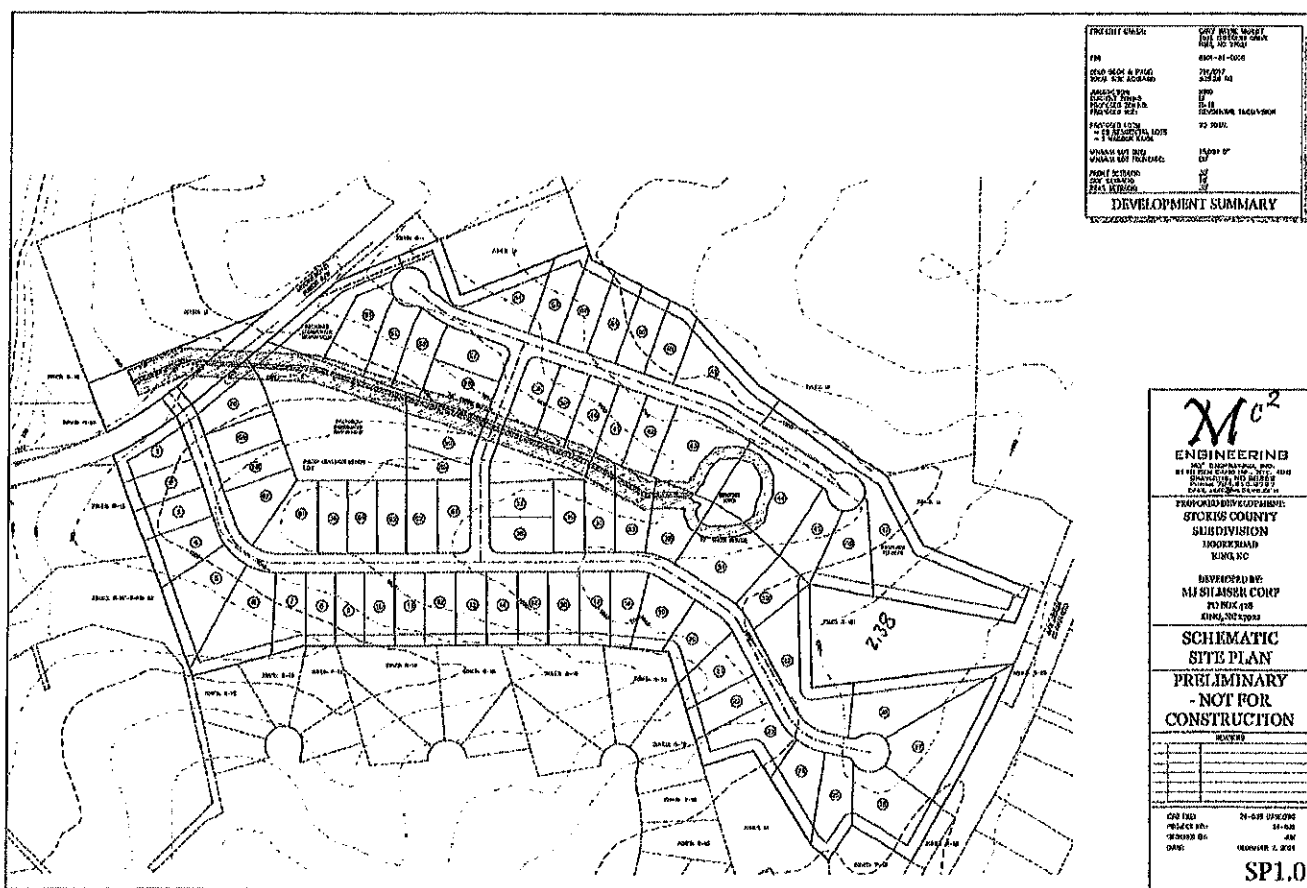
Staff recommend that the Planning Board review the rezoning request R-186 and prepare it for the public hearing at the City Council Meeting on March 3, 2025.



Parcel_PK: PARCEL_PK
Parcel Number: 19178
PIN: 6901690056
Market Area: 9927

Physical Address: 132 OLD GARNER RD
Situs City: King
Planning Juris.: KING
Zoning: ZONING

1:4,164
0 0.035 0.07 0.14 mi
0 0.05 0.1 0.2 km
January 14, 2025



- (2) Obstruct or cause to be obstructed stairways or doorways to prevent or hamper free access by members of the public to private buildings fronting streets, sidewalks, parks or other public areas or to public buildings within such corporate limits.

(Ord. of 11-3-03(1))

Chairman Walker opened the public hearing at 6:34 pm.

1. Dean Craver, 421 Hill St, King, addressed the Planning Board, stating his concerns.

There being no one else to give written or verbal requests wishing to speak. Chairman Walker closed the public hearing at 6:35 pm.

A discussion was held concerning the text amendment. Things that were mentioned during the discussion were:

From the Planning Board

- G.S. 136-27.4(a)(1) furnishings must be a minimum of 6ft from any travel lane on a NCDOT street or highway. (S Main St only)
- Local governments need to enter into an encroachment agreement with NCDOT before adopting a local ordinance allowing sidewalk dining. (S Main St only)
- Are the tables and chairs for sidewalk dining or restaurant use?
- Would this need to be permitted through inspections or the City Clerk?
- Would the city/business owners need additional insurance for claims to property and bodily injury?
- Must these be associated with an operating establishment?
- What limits would need to be imposed on capacity?
- Is there room for ADA and emergency services access?
- Would alcoholic drinks be allowed? This would make the situation more dangerous
- Would we then allow mobile food carts?
- Who would be responsible for the cost of additional trash bins, and who is responsible for emptying them or associated costs?
- Would smoking be allowed?
- Would these tables and chairs be permanent or brought somewhere each night?

From King FD

- Fire Code 1028.5 states a public way must have a 10' wide and 10' high clear path
 - Definition:
Public Way - A Street, alley, or other parcel of land open to the outside air leading to a street that has been deeded, dedicated, or otherwise permanently appropriated to the public for public use, and which has a clear width and height of not less than 10 ft

Staff recommend that the Planning Board review the text amendment changes for Chapter 23, Section 6, and prepare it for the public hearing at the City Council Meeting on March 3, 2025.

No motion made by the Planning Board. Only recommended suggestions for the council to consider, which the City Planner Jon Grace will present to the City Council at the March 3, 2025, meeting.

ITEMS OF GENERAL CONCERN

None

ADJOURNMENT

Jerry Messick moved to adjourn the meeting. Vice Chairman David Hudson seconded the motion. The motion was carried unanimously with a vote of 5-0.

***** Clerk's Note: See documents 1-3 for supporting documents. *****

{SEAL}

Approved by:

Jeff Walker, Chairman

Attest:

Nicole Branshaw, City Clerk



open/close 6:02

All persons who wish to speak MUST sign up for the Public Comment period unless you wish to speak during a public hearing, in which case you must sign up for the Public Hearing. ALL SPEAKERS ARE LIMITED TO 3 MINUTES.

PLEASE PRINT ALL INFORMATION

	<u>NAME</u>	<u>ORGANIZATION (If Any)</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>SUBJECT</u>	<u>City Resident?</u>
1.	Larry Bennett		109 Cambridge St	336-529-8708	Rezoning Vd-1-B	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
2.						<input type="checkbox"/> yes <input type="checkbox"/> no
Section 2 Item # 4						<input type="checkbox"/> yes <input type="checkbox"/> no
7.						<input type="checkbox"/> yes <input type="checkbox"/> no
8.						<input type="checkbox"/> yes <input type="checkbox"/> no
9.						<input type="checkbox"/> yes <input type="checkbox"/> no
10.						<input type="checkbox"/> yes <input type="checkbox"/> no
11.						<input type="checkbox"/> yes <input type="checkbox"/> no
12.						<input type="checkbox"/> yes <input type="checkbox"/> no
13.						<input type="checkbox"/> yes <input type="checkbox"/> no

BOARD: Plan

DATE: 2/24

DOCUMENT #

BOARD: Planning Board
DATE: 2/24/2025
DOCUMENT #: 1 PAGES: 1

In many cases, the City Council will receive your comments but take no action at the meeting.

A staff member will contact you to follow up on your concerns.



PUBLIC HEARING

2. REZONING REQUEST R-186 BY MJ SILMSER

All persons who wish to speak MUST sign up for the Public Hearing. ALL SPEAKERS ARE LIMITED TO 3 MINUTES.

PLEASE PRINT ALL INFORMATION

[illegible]

Jon Grace

From: Sam Hooker <shooker1@gmail.com>
Sent: Tuesday, 18 February 2025 6:22 pm
To: Jon Grace
Subject: Moore Road rezoning

Jon,

I have received the public hearing notice for the land on Moore Road. As the landowner of the 24 acres to the west with road frontage on Moore Road, I am concerned that rezoning this land from L-I to Residential has the potential of suppressing the value of my adjacent land which is zoned L-I. Furthermore, It is my understanding that if the land is rezoned to Residential, I would be required to install a 20 foot buffer zone on my land once it is developed because of the different zoning classifications. Based on these two criteria, I would not be in favor of rezoning this land to Residential at this time. Additionally, I'm not sure it is in the best interest of the City as the tax base is likely to be higher in the future by keeping the zoning L-I.

However, in the essence of community and cooperation, if the city proceeds to approve the rezoning, I would like the following request to be made a condition attached to the rezoning:

* As a condition of rezoning to R-15, the landowner/developer is to be responsible for including the required 20 foot buffer zone on their 44.77 acre property. The 20 foot buffer zone shall be designed by a landscape architect with an "L" sheet attached to the site plan to assure complied intent of the buffer zone. The design shall include specific species, size and density that will grow over time to provide a solid screen between the two properties. The buffer zone is to be installed before any building permits for further development are issued by the City.

Feel free to include my comments to the Planning Board and City Council. I am happy to clarify any of my comments if needed.

Sincerely,

Sam Hooker
Kings Cross Commercial, LLC



Date: February 24, 2025

PUBLIC HEARING SIGN-UP SHEET

PUBLIC HEARING

- 3. TEXT AMENDMENT CHANGE:** Chapter 23 - SIDEWALKS AND OTHER PUBLIC PLACES, ARTICLE II. – OBSTRUCTION OF SIDEWALKS, Sec. 23-6. – Obstruction of streets, sidewalks by persons prohibited—General.

All persons who wish to speak MUST sign up for the Public Hearing. ALL SPEAKERS ARE LIMITED TO 3 MINUTES.

PLEASE PRINT ALL INFORMATION

<u>CITY RESIDENT?</u>	<u>PHONE</u>	<u>PRO/CON</u>
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no		
<input type="checkbox"/> yes <input type="checkbox"/> no		
<input type="checkbox"/> yes <input type="checkbox"/> no		
<input type="checkbox"/> yes <input type="checkbox"/> no		
<input type="checkbox"/> yes <input type="checkbox"/> no		
<input type="checkbox"/> yes <input type="checkbox"/> no		
<input type="checkbox"/> yes <input type="checkbox"/> no		
<input type="checkbox"/> yes <input type="checkbox"/> no		
<input type="checkbox"/>		

Section 2 Item # A

BOARD: Planning Board
DATE: 2/24/2025
DOCUMENT #: 3 **PAGES:** 1



CITY OF KING PLANNING BOARD

MEETING DATE:

06/23/2025

PART A

Subject: Introduction of City Planner Intern – Emerson Wright

Action Requested:

Attachments:

Nicole Branshaw

Nicole Branshaw, City Clerk

This abstract requires review by:

City Manager

City Attorney

PART B

Introduction and Background:

Discussion and Analysis:

Budgetary Impact:

Recommendation:



CITY OF KING PLANNING BOARD

MEETING DATE:
JUNE 23, 2025

PART A

Subject:	PROPOSED AMENDMENT TO CHAPTER 32, ARTICLE IV, SEC. 32-196 AND SEC. 32-198; PROPOSED ADDITION TO CHAPTER 32, ARTICLE V, ADD SEC. 32-248.1		
Action Requested:	To review and approve or deny requested amendments.		
Attachments:			
<i>Todd Cox</i> <hr/> Todd Cox, Int. Planner/Zoning Officer	This abstract requires review by:		
	City Manager	City Attorney	

PART B

Introduction and Background:

We have an applicant, Arden Group, Inc., who is proposing a zoning text amendment that would add a second and new PUD-CM (Planned Unit Development – Commercial Mixed Uses) to the zoning ordinances (Sec. 32-248.1). We currently have in Sec. 32-248 Planned Unit Development (PUD), and it mainly applies to residential uses. In the past, our PUDs have consisted of single-family, multi-family apartments or townhomes with up to 20% of the total tract that could be used for business-type uses that would service the residential uses.

The new proposed PUD would apply to commercial uses only, with apartments being the only residential type use. Most apartment uses are residential by building code and some zoning codes, but are treated as a commercial use because they are not owner-occupied and owned by a corporation. So, in the new PUD-CM, use would include various types of commercial, light-industrial, and residential apartment uses. It would allow for a similar type of setbacks and dimensional requirements as the current PUD. See the attached proposal by Arden Group. If recommended and approved by the city council, the PUD-CM would be submitted as a CZ rezoning (CZ-PUD-CM) in the form of a unified development plan. The proposed tract for the PUD-CM would be rezoned to a mixture of the following five districts: R-MF-A, O-I, B-2, PD-RC, and/or L-I.

Discussion and Analysis:

Budgetary Impact:

Cost of adding to our codified ordinance.

Recommendation:

- Staff recommends that the planning board review the proposed text amendments and make a recommendation on whether the city would benefit from having this amendment in the city's zoning ordinance.
- Staff currently doesn't see any initial issues with this approach and would note that other jurisdictions have a similar type of process for developing a single tract with multiple commercial uses on it.
- Things to consider – do we set maximum %'s on each district? Or do we just allow whatever the developer proposes. Example – There can't be more than 60%, 50%, or 40% of the total tract used for any of the 5 districts that are allowed in the PUD-CM. This would insure a true mixture of commercial uses. Do we set a minimum acreage tract size for a PUD-CM? Or allow any size of tract. There is a minimum set for land/tracts within our WS-IV watershed only.
- Positive things for separating the current PUD into 2 uses – This would allow developers to buy, typically, commercially zoned tract(s) and develop them with a master plan of commercial mixed uses. It would give the designer more freedoms in his/her designs without a strict set of rules which is the purpose of a PUD to start with.

**CITY OF KING
ORDINANCE NO. 2025-04**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KING
BY AMENDING CHAPTER 32, ARTICLE IV, SEC. 32-196. KEY TO DISTRICT USES AND SEC. 32-198.
COMMERCIAL, ADD “PLANNED UNIT DEVELOPMENT-COMMERCIAL MIXED USES. CHAPTER 32,
ARTICLE V, DIVISION 1, SEC. 32-248.1, ADD “PLANNED UNIT DEVELOPMENT-COMMERCIAL MIXED
USES.**

WHEREAS, the City of King has the authority pursuant to Article 1 of Chapter 160D of the North Carolina General Statutes to adopt development regulations; and

WHEREAS, the City of King City Council may amend said regulations from time to time in the interest of the public health, safety, and welfare; and

WHEREAS, the Arden Group, Inc. initiated a recommendation to amend Chapters 32-Zoning of the City of King Code of Ordinances to the above listed sections and attached exhibits; and

WHEREAS, the City of King Planning Board reviewed these text amendments at its June 23, 2025, public meeting and voted _____ to recommend the request to the city council due to its potential benefits to the development of the City of King; and,

WHEREAS, the City Council of the City of King, after holding a public hearing on July 7, 2025, finds that the proposed text amendments are consistent with the City of King Land Use Comp Plan; and,

WHEREAS, the City Council of the City of King, after hearing all persons wishing to comment on the proposed text amendments, desires to approve the request and amend the City’s code of ordinances accordingly.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of King, North Carolina:

Section 1. In accordance N.C.G.S. 160D-Article VI, as amended and King City Code, the city’s code of ordinances is hereby amended to add the following proposed amendments as submitted or amended during the public hearing.
Add – See exhibit A

Section 2. The Ordinance shall become effective upon its adoption and approval.

Adopted and approved this the 7th day of July 2025

Richard E. McCraw, Mayor

ATTEST:

Nicole Branshaw, City Clerk

Proposed zoning text amendments

1. Add to - Chapter 32, Article IV, Sec. 32-196. Key to districts uses and Sec. 32-198. – Commercial. – Planned Unit Development – Commercial Mixed Uses.
2. Add to - Chapter 32, Article V, Division 1, Sec. 32-248.1. - Planned Unit Development – Commercial Mixed Uses (PUD-CM).

Chapter 32, Article IV. Uses By Zoning Districts

Sec. 32-196. – Key to district uses.

The following key shall be utilized in this article to indicate permitted, **conditional zoning**, special exception, and prohibited uses:

X – represents permitted uses

CZ – represents uses requiring a conditional zoning rezoning

S – special use approved by either the planning board (PB), board of adjustment (BOA), or governing board (GB)

P – prohibited uses in all zoning districts

Sec. 32-198. – Commercial. Add - Planned Unit Development (PUD) – Commercial mixed uses under –

	R-R	R-20	R-15	R-MF-A	R-MF-C	R-MF-T	R-MH	R-MH-1	R-MH-2	O-I	B-1	B-2	PD-RC	L-I	H-I
Professional offices such as accountants, lawyers, doctors, and insurance agencies.										X	X	X	X	X	
Planned unit development - Commercial mixed uses.				CZ						CZ		CZ	CZ	CZ	
Real estate sales and rental offices										x	x	x	x		

Chapter 32, Article V. – Development Standards, Division 1. – Generally.

Add –

Sec. 32-248.1 Planned unit development (PUD-CM) – Commercial mixed uses.

- (a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Planned unit development – Commercial mixed uses (PUD-CM). That when a tract of land under unified control, the developer may be allowed to deviate from the strict application of use, setback, height, and minimum lot size requirements of zoning districts in order to permit a creative approach to the development of commercial land. In exchange for the flexibility, the developer must have a “Unified Development Plan (UDP)” per subsection (o). The application request along with the UDP must be submitted to the planning department as a condition zoning (CZ) rezoning request. Once staff has reviewed the request it will follow the same procedures as any CZ request. This approach is a voluntary alternative and is not mandatory for the development of any parcel of land. Land developed in this manner shall be in keeping with NC State statutes and the city’s comprehensive plan.

- (b) *Location.* PUD-CM use is permitted as a mixture of the R-MF-A, O-I, B-2, PD-RC, and L-I zoning districts in a UDP.
- (c) *Minimum Size.* There is no minimum acreage size requirement for establishing a PUD-CM uses district. Exception – if the tract(s) lie within the city’s WS-IV Watershed, then the minimum acreage must be 10 acres.
- (d) *Permitted Uses.* Within a PUD-CM district, all uses are allowed as those listed in Chapter 32, Article IV. Uses not listed but similar in nature to a use listed in the tables of Article IV may be used.
- (e) *Dimensional requirements.* The dimensional requirements of section 32-248.1 are waived except for the following:
- (1) *Minimum Lot Size.* Provisions governing minimum lot size are established by the UDP.
 - (2) *Minimum Interior Setbacks.* The minimum interior setback is zero feet, however if a setback is provided, it must be at least 5 feet.

- (3) *Minimum Perimeter Setback.* For portions of the development abutting any residential district, the abutting setbacks shall be that of the proposed zoning district but in no case less than 10' subject to Sec. 32-259.
- (4) *Minimum Street Setbacks.* Provisions governing minimum street setbacks are established by the UDP.
- (5) *Maximum Height.* Within 50 feet of any R-district, the maximum height of a building may not exceed 50 feet or 3 stories except along the right-of-way of a railroad or a street right-of-way that is already constructed or is being constructed as part of the planned unit development. Provisions governing maximum height are established by the UDP for all other portions of the development.
- (6) *Density.* Provisions governing the maximum commercial density of the development are established by the UDP. Exception – tract(s) located in the city's WS-IV Watershed.

- (f) *Landscape & Buffering.* Provisions governing landscaping are established by the UDP. Perimeter buffering shall meet the minimum requirements per sec. 32-259.

- (g) *Commercial areas.* Commercial and office areas adjacent to residential must be arranged to provide pedestrian access and circulation between and within such areas. Building design shall be of a similar architectural design theme.

- (h) *Common Open Space and Recreation Facilities.* Percentage of common open space and types of recreation facilities to be provided shall be established by the UDP.

- (i) *Conveyance and maintenance of common open space and recreation facilities.* A common open space or recreation facility shall be conveyed in accordance with one of the following methods:
 - (1) By dedication to the city and maintained as common open space, a public recreation facility, or public rights-of-way/easements; or
 - (2) By leasing or conveying title (including beneficial ownership) to a corporation, association, or other legal entity.

- (j) *Circulation facilities.* The arrangement of public and common ways for pedestrians and vehicular circulation in relation to other existing or planned streets in the area, together with provisions for street improvements, shall be in compliance with the standards set forth in other chapters of the ordinance, city construction manual, or per state requirements. A PUD-CM with more than

100 multifamily apartment units shall have two means of ingress/egress to a city or NCDOT collector street. The governing board may deviate from these standards if the proposed changes or alterations are consistent with the spirit and intent of this section. Proposed street cross sections shall be outlined on the UDP.

- (k) *Parking and Loading.* Off-street parking and loading must be provided in accordance with Chapter 32, Article VII and Chapter 32, Article VIII. For any permitted use in a PUD-CM the required amount of parking may be reduced by thirty percent (30%). This reduction shall not affect the required disabled parking or loading spaces for that use. On-street parking can count towards parking requirements.
- (l) *Signage.* A common sign plan shall be required as part of the UDP specifying the size, type, height, setback, location and number of signs. Specifications must be at least as restrictive as the regulations per Chapter 32, Article IX.
- (m) *Utilities.* All PUD-CM plans shall provide underground utilities. All installation of utilities and maintenance of utilities shall be in accordance with the requirements and regulations of the city, public utilities companies, King Fire Department, or the state. Public water and sanitary sewer systems shall be required.
- (n) *PUD-CM review.* It is the intent of this section that review under applicable codes and ordinances be carried out as an integral part of the review of a planned unit development. The city governing board shall review the technical merits of the UDP and then if the request meets all the ordinance requirements for submission they shall schedule the public hearing dates for the proposal. A UDP permit shall be good for 24 months from the date of approval by the governing board as long as work is progressing on the project per NC G.S. 160D-801. Expired UDP's or major plan amendments can be renewed/reapproved by the governing board. Minor amendments will be reviewed by the city staff prior to construction documents being submitted for compliance with the approved UDP and any conditions assigned to the plan's approval.
- (o) *Unified Development Plan.* The UDP must contain the following materials:
 - (1) *Concept Plan.* Concept plan showing proposed public/private roads, easements, street cross sections, development tracts with list of proposed uses, maximum permitted density and/or building square footage for non-

residential uses, schematic water and sewer service layouts, general locations for stormwater control measures, watershed calculations (if in the city's WS-IV Watershed), solid waste disposal, general site lighting, and proposed phase lines, if any.

- (2) *Common Sign Plan*. Common Sign Plan per Chapter 32, Article IX.
- (3) *Documentation and PUD-CM regulations*. Documents which specify proposed setbacks or other regulations governing building placement, and/or volunteered conditions may be provided. The applicant may use district regulations provided by this ordinance or may propose regulations unique to the development. In no case may the UDP leave any area proposed for development unregulated. Proposed documentation and regulations can be included as notes on the Concept Plan or in written form.
- (4) *Phases*. All phases must be shown on the UDP and numbered in the expected order of development. The phasing must be consistent with the open space, traffic, circulation, drainage and utilities plans for the overall planned unit development.
- (5) *Traffic Memorandum*. A traffic memorandum prepared by a licensed traffic engineer showing the anticipated traffic generation of the project and recommended traffic improvements shall be provided. As applicable, a Traffic Impact Analysis for review by the city engineer and/or NCDOT shall be provided prior to the issuance of driveway permits.