



Town of Bermuda Run Planning Board and Board of Adjustment Agenda

120 Kinderton Boulevard, Suite 100
Bermuda Run, NC 27006
Wednesday, January 19, 2022, 3:00pm

- 1. Call to Order**
- 2. Recognition of Quorum**
- 3. Approval of Planning Board Agenda**
- 4. Approval of Planning Board Minutes—November 17, 2021**
- 5. Citizen Comments**
- 6. Permit Reports & Zoning Administrator's Update**
- 7. Town Manager's Update**
- 8. Planning Board Cases**
 - a. **Zoning Map Amendment 2022-01**. Michael Kelley of Kelley Properties has applied to rezone six tracts of land totaling approximately 6.54 acres from Commercial Mixed (CM), Club Residential (CR), Gateway Corridor Overlay (GC-O) and WS-IV Yadkin River Watershed to Village Mixed (VM), WS-IV Yadkin River Watershed. The subject properties are located east of NC HWY 801 S and west of Ivy Cir and is further described as parcels of the Davie County Tax Map D8080D001401, D8080D0013, D8080C0008, D8080C0007, D8080D0010, D8080C0005.
 - b. **Design Waiver 2022-01**. The Board will review a design waiver request by Chick-fil-A, Inc in accordance with 11.11 of the Zoning Ordinance. The applicant requests to waive portions of 4.2.3 Design Standards Non-residential & Mixed-Use Buildings, 4.4.4 Sidewalks for the site addressed as 260 NC HWY 801 N and further identified as parcel of the Davie County Tax Map C8020A0004.
- 9. Other Business**
- 10. Board Member Comments**
- 11. Adjournment**

Bermuda Run Planning Board/Board of Adjustment
Regular Meeting
Minutes

Wednesday, November 17, 2021

3:00 PM

Bermuda Run Town Hall

I. Call to Order

Attendee Name	Title	Status
Tom Brady	Board Member	Present
Bryan Thompson	Alternate Member	Present
Lynn Senger	Vice Chairman	Present
Rod Guthrie	Chairman	Present
David Strand	Board Member	Present
Erin Shea	Alternate Member	Absent

II. Recognition of Quorum

The Chairman recognized that a quorum was met with all members present.

III. Approval of Planning Board Agenda

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Lynn Senger
SECONDER: David Strand
AYES: Brady, Guthrie, Strand, Senger

IV. Approval of Planning Board Minutes—October 10, 2021

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Lynn Senger
SECONDER: Tom Brady
AYES: Brady, Guthrie, Strand, Senger

V. Citizen Comments

There were none.

VI. Permit Reports & Zoning Administrator's Update

Permit reports & zoning update were included in the agenda packet for reference and discussion.

VII. Town Manager's Update

Bryan Thomas arrived to the meeting.

Lee Rollins discussed with the Board an update on Christmas at Bermuda Run, upcoming development projects and an update on the Blue Heron Trail.

VIII. Planning Board Cases

There was none.

IX. Other Business

Discussion was held on whether Townhomes should be a permitted use within the GB zoning district.

X. Board Member Comments

There was none.

XI. Adjournment

RESULT:	ADJOURNMENT [UNANIMOUS]
MOVER:	Lynn Senger
SECONDER:	David Strand
AYES:	Brady, Guthrie, Strand, Senger, Thompson

Record #	Record Type	Date Submitted	Address	Permit For	Notes
BR-21-28	Bermuda Run Zoning Permit	11/9/2021 16:30	137 WEBB WAY, ADVAN	Other	Illuminated channel letters on a raceway
BR-21-27	Bermuda Run Zoning Permit	11/4/2021 14:40	218 SPYGLASS DR, BERN	Home Occupation	Using home office for a consulting business
BR-21-29	Bermuda Run Zoning Permit	11/9/2021 17:07	5385 US HWY 158, BERI	Temporary Use	Christmas tree lot

Record #	Record Type	Date Submitted	Applicant Name	Contractor Company Name	Address	Type of Structure	Total Square Feet	Constructio	Brief Project Description
RESB-21-638	Residential Building Permit	12/21/2021 15:02	Brian Hammer	Hammer Homes & Renovations, Inc.	204 HAMILTON CT, BERMUDA RUN, NC 27006	Renovation	2000	80000	Kitchen remodel, bathroom remodel
RESB-21-633	Residential Building Permit	12/17/2021 16:51	Richard Vesey		206 NORTH FORKE DR, BERMUDA RUN, NC 27006	Accessory Structure	160	11500 x 10' (D)	BUILD A FREE STANDING PERGOLA - 16' (W)
RESB-21-587	Residential Building Permit	11/16/2021 14:38	Stan Pack	Pack Construction	147 HAYWOOD DR, ADVANCE, NC 27006	Deck	577	36795	Deck demolition and rebuild
RESB-21-641	Residential Building Permit	12/28/2021 1:28	Stephen Burton		201 OLEANDER DR, BERMUDA RUN, NC 27006	Renovation	200	20330	Upfitting kitchen.



TO: Planning Board
FROM: Planning Staff
DATE: January 19, 2022
RE: ZMA 2022-01 Michael Kelley

I. REQUEST

To rezone 6 tracts of land totaling approximately 6.54 acres from Commercial Mixed (CM), Club Residential (CR), Gateway Corridor Overlay (GC-O) and WS-IV Yadkin River Watershed to **Village Mixed (VM), WS-IV Yadkin River Watershed.**

II. PROJECT LOCATION

The property is located to the east of NC HWY 801 S and west of Ivy Cir.

III. PROJECT PROFILE

DAVIE COUNTY PARCEL NUMBER: D8080D001401, D8080D0013, D8080C0008, D8080C0007, D8080D0010, D8080C0005

ZONING DISTRICT: Commercial Mixed (CM) & Club Residential (CR)

REQUESTED DISTRICT: Village Mixed (VM)

LAND USE PLAN: Crossroads Commercial

WATERSHED: WS-IV watershed

CROSS REFERENCE FILES: N/A

APPLICANT: Michael Kelley

PROPERTY OWNER: John & Earlene Ferguson, Georgia Johnson, Gerald Robertson, Lois & Steven Barney Trustee, Joby & Gloria Matthews, H& V Construction Co.

PROPERTY SIZE: 6.54 acres

CURRENT LAND USE: Office, Single Family, Vacant.

PROPOSED LAND USE: Multi Family development

IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

DIRECTION	LAND USE	ZONING
North	Commercial	CM
West	Commercial, Vacant	VM
South	Residential	CR
East	Residential	CR

Rezoning Request

The applicant Michael Kelley requests a rezoning from CM Commercial Mixed and CR Club Residential to VM Village Mixed in order to develop the property for multifamily. The site is 6.54 acres.

The 0.2 acres included as CR Club Residential is located between NC HWY 801 S and Ivy Circle. It is vacant property.

The proposed project does not include any access to Ivy Circle. Access is proposed only from NC HWY 801 S and the access road across from Peachtree Lane. Attached are building elevations for the proposed project and a site plan showing access points and building orientation. There are included as reference documents only.

Existing Zoning:

Commercial Mixed district (CM and CM-CD)

(1) Intent

The Commercial Mixed (CM) district is provided to allow for the location of retail, services, offices, and civic uses essential to the everyday needs of Town residents. Residential uses may be dispersed amongst these uses as part of mixed-use buildings or multi-family residential development.

Club Residential district (CR and CR-CD)

(1) Intent

The Club Residential district is hereby created to permit the completion and conformity of the residential subdivisions comprising the original or expanded development within the area known as Bermuda Run Golf and Country Club already existing or approved in sketch plan form by the Bermuda Run Town Council prior to the effective date of these regulations or by the Davie County Board of Commissioners under the prior jurisdiction of the County. The application of the Club Residential district is not intended for development projects in the Bermuda Run jurisdiction which are not a part or extension of Bermuda Run Golf and Country Club and Bermuda Run West.

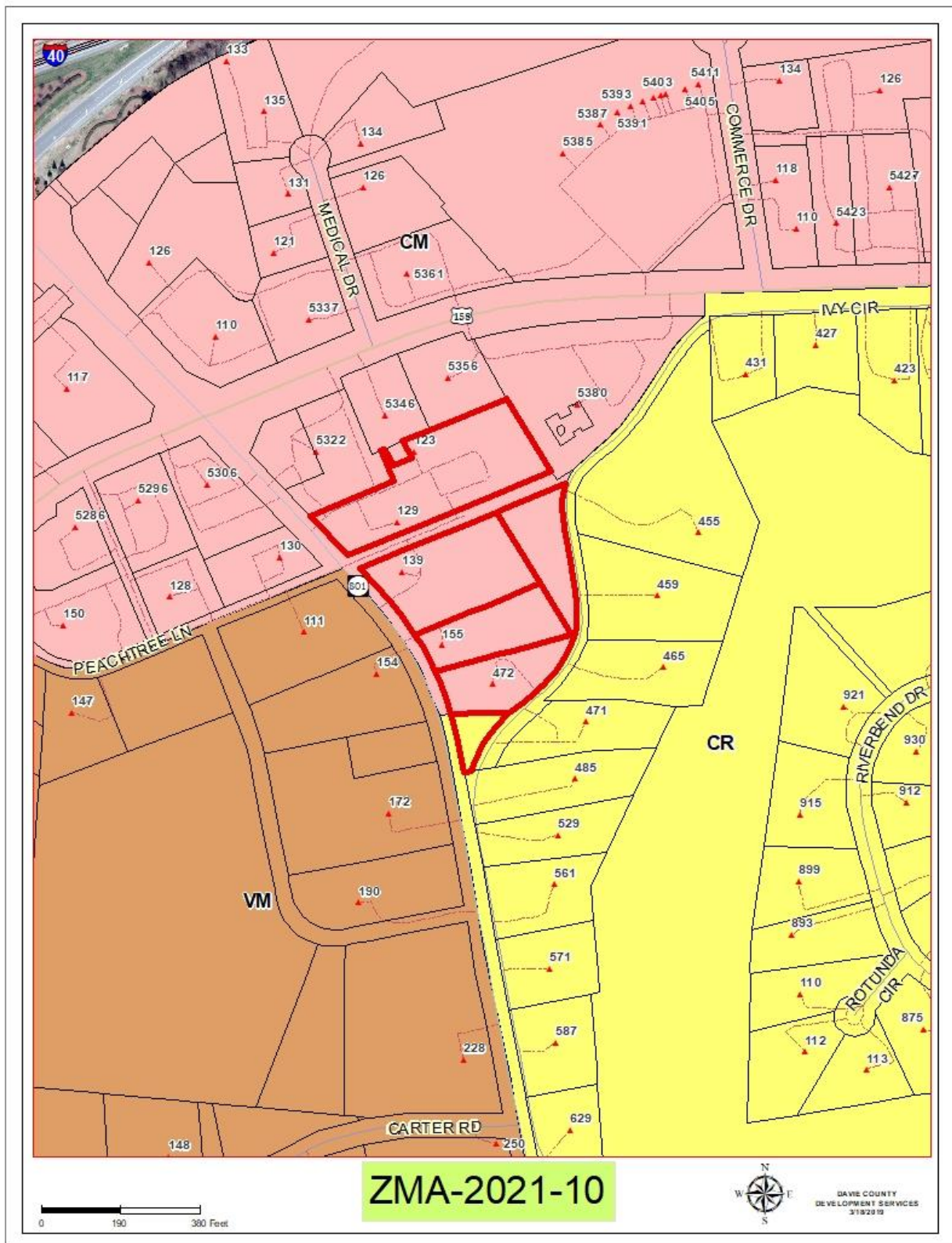
Requested Zoning:

Village Mixed District (VM and VM-CD)

(1) Intent

The Village Mixed-Use (VM) district is provided to allow for the location of shops, services, small workplaces, civic and residential buildings central to a neighborhood or grouping of neighborhoods and within walking distance of dwellings. High density residential development is encouraged to support the commercial uses within the VM district.

V. ZONING MAP

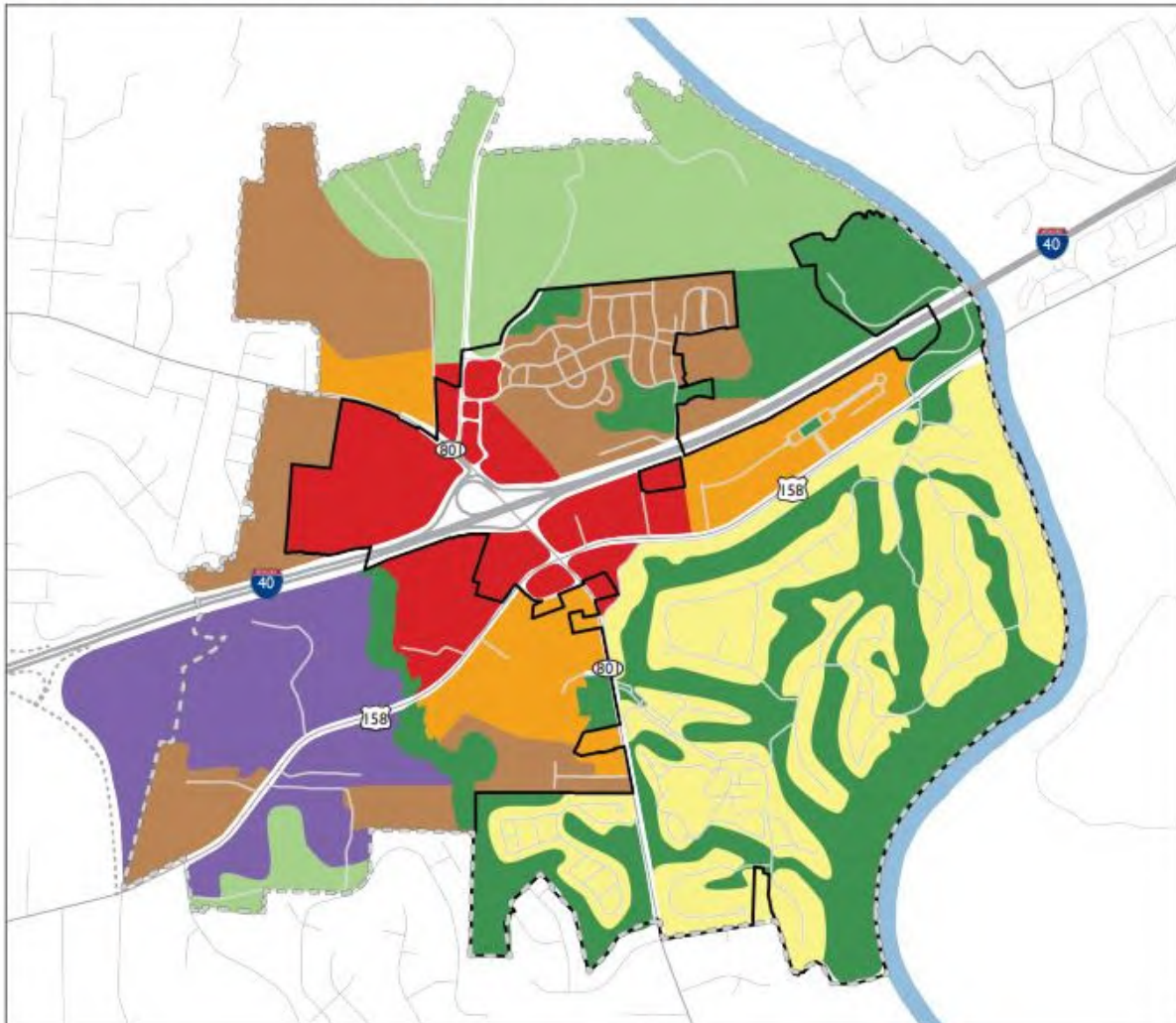


ZMA 2022-01
1/19/22 PB Meeting Date

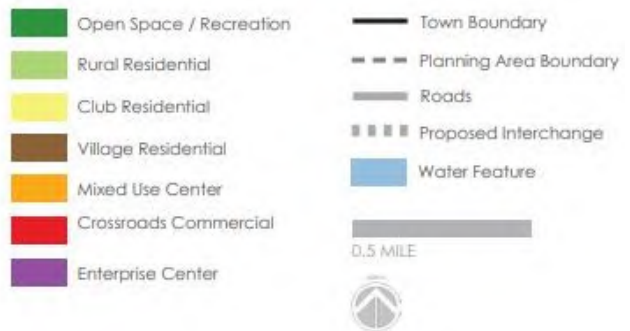


VI. FUTURE LAND USE MAP

The future land use map depicts the proposed configuration of the Town's development.



LAND USE CLASSIFICATION	ACRES	%
Open Space/Recreational	662.55	25.0%
Rural Residential	364.87	13.8%
Club Residential	492.85	18.6%
Village Residential	467.30	17.6%
Mixed Use Center	180.69	6.8%
Crossroads Commercial	256.54	9.7%
Enterprise Center	227.98	8.6%
TOTAL*	2,653	



VII. Town of Bermuda Run Comprehensive Plan

The subject property is designated as Crossroads Commercial on the Future Land Use Map in the Comprehensive Plan. The Plan states that this land use classification is *“intended for commercial uses that have a more regional draw and may serve residents outside of the immediate area. The area included in this classification is located in close proximity to the crossroads of I-40, US HWY 158, and NC HWY 801. Uses primarily include retail, restaurants, medical services, and professional offices.”*

Strategies within the Comprehensive Plan include:

Strategy 1.1 Embrace the unique character areas of the Town while tying them together with unifying architectural elements, signage, landscaping, pedestrian connections, vehicular connections and geographic nomenclature. The Town will encourage the use of “Bermuda”, “Bermuda Run” or “at Bermuda Run” in development names and the difference character areas of Town.

Strategy 3.1 Utilize the Future Land Use Map to encourage managed growth and development that is compatible with the Town’s character, surrounding land uses and available infrastructure and services.

Strategy 3.2 Support residential growth to attract the additional retail and service amenities desired by current residents.

Strategy 3.3 Continue to work with the Davie County Economic Development Commission to facilitate business retention and the development, redevelopment, or reuse of vacant properties, including participation in road infrastructure improvements.

Strategy 4.2 Utilize building prototype designs to guide new infill and master planned development, helping to ensure architectural compatibility and cohesiveness.

Strategy 8.4 Work with property owners and developers to improve development access and connectivity with new driveways and street connections between compatible land uses, where feasible.

VIII. Issues to Consider

In considering any petition to reclassify property the Planning Board in its recommendation and the Town Council in its decision shall consider all of the following:

- a) Whether the proposed reclassification is consistent with the purposes, goals, objectives, and policies of adopted plans for the area.
- b) Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.
- c) The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.

- d) Whether the proposed reclassification will adversely affect a known archaeological, environmental, historical, or cultural resource.
- e) When considering a petition to reclassify property to a general-use district, the Planning Board and the Town Council shall not evaluate the petition based on any specific proposal for the use of the property or design of the site.

X. Planning and Board Recommendation

The Planning Board is requested to review the information presented and make a recommendation to the Town Council on one of the following actions:

- **Recommend Approval:** The Planning Board finds that the proposed general use rezoning is consistent with the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest.
- **Recommend Denial:** The Board of Planning and Adjustment finds that the amendment is not consistent with the Town of Bermuda Run Comprehensive Plan and does not consider the action to reasonable and in the public interest.
- **Defer:** The amendment needs additional consideration.

Process

Following recommendation by the Planning Board, the Town Council will decided whether or not to set a public hearing for the rezoning request at their January 25th agenda meeting. The first available date for the hearing to be held is February 8th at the regular Town Council meeting held at 6:00pm at the Town Hall. Once the hearing date is set by the Town Council, the rezoning will be duly advertised in accordance with North Carolina General Statute 160D-602. Letters will be mailed to adjacent property owners, signs will be posted on the property where it abuts public streets, and a legal advertisement will be posted in a newspaper of general circulation for two consecutive weeks at least 10 but not more than 25 days prior to the hearing date. Following the public hearing, the Town Council may take action on the request. Upon rezoning approval, a Level II site plan would have to be reviewed by the Technical Review Committee for compliance with the Zoning & Subdivision Ordinances, and other local, state, and federal regulations prior to the issuance of zoning permit.

Attachments:

- Application
- Legal Description
- Labels & map of notified property owners
- Boundary survey
- Site plan for proposed project (for reference only)
- Master plan for proposed (for reference only)
- Building Elevations for proposed project (for reference only)



TOWN OF BERMUDA RUN

120 Kinderton Blvd., Suite 100 • Bermuda Run, NC 27006 • Phone 336-998-0906 • Fax 336-998-7209

Land Development Application-Please fill out completely, or application will not be processed.

(updated 1/10/13)

Case #:

1. Application Type

Subdivision:

Major Subdivision

Sketch Plan

Preliminary Plat

Construction Plans

Final Plat

Minor Subdivision

Final Plat

Site Plans:

Level II Site Plan

Board Review Items:

Rezoning (Map Amendment)

Standard Rezoning

Conditional District Rezoning

Text Amendment

Special Use Permit

Design Waiver:

Other:

Fee

☒ \$650

☐

☐

☐

☐

☐

Fee Total \$650

2. Project Information

Date of Application 12/20/21 Name of Project Ariston Place Phase # _____

Location NC Hwy 801, Bermuda Run Property Size (acres) 16.54 # of Units (residential) _____

Current Zoning CM & CR Proposed Zoning VM Village Mixed

Current Land Use SFR & Commercial Proposed Land Use Multi-Family

Tax Parcel Number(s) 5872531543, 5872437794, 5872437643, 5872439087, 5872530280, 5872530362, 5872438473

3. Contact Information

Michael Kelley - Kelley Properties, Inc.

Developer

290 Jamesway

Bermuda Run, NC 27006

Developer Address

City, State Zip

336-580-0888

Telephone

Fax

Signature

Print Name

Date

Scott Miller - MLA

Agent (Registered Engineer, Designer, Surveyor, etc.)

120 Club Oaks Ct., Suite 100

Address

Winston-Salem, NC 27104

City, State Zip

336-765-1923

Telephone

Fax 12/17/2021

Signature

Print Name

Date

Michael Kelley - Kelley Properties, Inc.

Property Owner

290 Jamesway

Address

Bermuda Run, NC 27006

City, State Zip

336-580-0888

Telephone

Fax

Signature

Print Name

Date

4. Description of Project

a. Briefly explain the nature of this request:

The developer is requesting a rezoning of (6) parcels currently zoned CM and CR to VM (Village Mixed). The purpose for the rezoning request is to combine the (6) parcels into (1) parcel with a single VM zoning classification that will allow the Multi-family development being proposed.

b. For All Text Amendments: State the section(s) of the Zoning or Subdivision Ordinance you wish to amend and attach the proposed text change. Section (s): _____ of the _____ Ordinance.

c. For All Rezoning and Text Amendments: Provide a statement regarding the consistency of this request with the Comprehensive Plan and the surrounding land uses.

d. For Conditional District Rezoning: Provide a statement regarding the reasonableness of the rezoning request.

e. For Special Use Permits: Please also fill out the supplemental form for Special Use Permits.

Staff Use Only:

Date Application Received: _____

Received By: _____

Fee Paid: \$ _____

Case #: _____

Notes: _____

LEGAL DESCRIPTION

BEGINNING at an existing rebar and cap (having North Carolina Grid Coordinates of North 823,465.93. East 1,574,701.14, said iron being in the southwest intersection of N. C. Highway 801 and Winmock Road and also being the northwest corner of Lois B. Barney Trustee Property as recorded in Deed Book 1141, Page 696; thence crossing said Winmock Road and with N. C. Highway 801 N. $44^{\circ}05'36''$ W. 43.62' to a point on a telephone pedestal; thence continuing with said N. C. Highway 801 N. $43^{\circ}52'40''$ W. 128.35' to a point in the northwest corner of H & V Construction Co. as recorded in Deed Book 164, Page 32 and the southwest corner of Family Futures Inc. property as recorded in Deed Book 971, Page 21; thence with the lines of said H & V Construction Co. the (3) three following courses and distances: 1) N. $67^{\circ}38'26''$ E. 217.76' to a nail, the southeast corner of said Family Futures property; thence 2) N. $22^{\circ}10'04''$ W. 80.03' to an existing 7/8" iron, a corner of said H & V Construction and in the southern line of James Price Beeson property as recorded in Deed Book 167, Page 781; thence 3) N. $67^{\circ}44'25''$ E. 10.06' to a point in the northwest corner of Todd Hayse Carter, DDS property as recorded in Deed Book 159, Page 296; thence continuing with the lines of said H & V Construction and Carter property the (3) three following courses and distances: 1) S. $22^{\circ}10'04''$ E. 43.00' to a point at an existing building; thence 2) N. $67^{\circ}44'25''$ E. 48.00' to a point at an existing building; thence 3) N. $22^{\circ}10'04''$ W. 43.00' to a point, the northwest corner of said Carter property and in a corner of H & V Construction property; thence with said northern line of said H & V Construction property and the southern line of said Beeson line N. $67^{\circ}44'25''$ E. 67.66' to an existing rebar, the southeast corner of said Beeson property and the southwest corner of Goodwill Industries of NW NC, Inc property as recorded in Deed Book 961, Page 463; thence with the northern line of said H & V Construction and the southern line of said Goodwill property N. $67^{\circ}44'25''$ E. 197.30' to an existing rebar, the northeast corner of said H & V Construction property and in the line of Browder Holdings LLC as recorded in Deed Book 601, Page 726; thence with the eastern line of said H & V Construction and the eastern line of said Browder property S. $33^{\circ}19'37''$ E. 203.80' to an existing rebar, the southeast corner of H & V Construction and in the northeast corner of said Winmock Road; thence with the eastern terminus of said Winmock Road S. $25^{\circ}37'25''$ E. 38.47' to a point the southeast terminus of said Winmock Road and the northeast corner of Joby W. Matthews as recorded in Deed Book 308, Page 700 and in the western right-of-way of Ivy Circle; thence with the right-of-way of said Ivy Circle the (5) five following courses and distances: 1) on a curve to the left (having a radius of 135') a chord bearing and distance of S. $10^{\circ}01'11''$ W. 28.44' to a point; thence 2) on a curve to the left (having a radius of 295') a chord bearing and distance of S. $02^{\circ}23'44''$ E. 65.46' to a point; thence 3) S. $8^{\circ}45'55''$ E. 200.91' to a point; thence 4) on a curve to the right (having a radius of 155') a chord bearing and distance of S. $5^{\circ}09'07''$ E. 20.05' to a point; thence 5) continuing with said Ivy Avenue S. $04^{\circ}40'25''$ W. 33.04' to a point, the southern corner of said Matthews property and a southeast corner of Gerald Harris Robertson property as recorded in Deed Book 1013, Page 596; thence continuing with Ivy Circle and the eastern line of said Robertson property on a curve to the right (having a radius of 155') a chord bearing and distance of S. $12^{\circ}27'38''$ W. 9.03' to a point, an

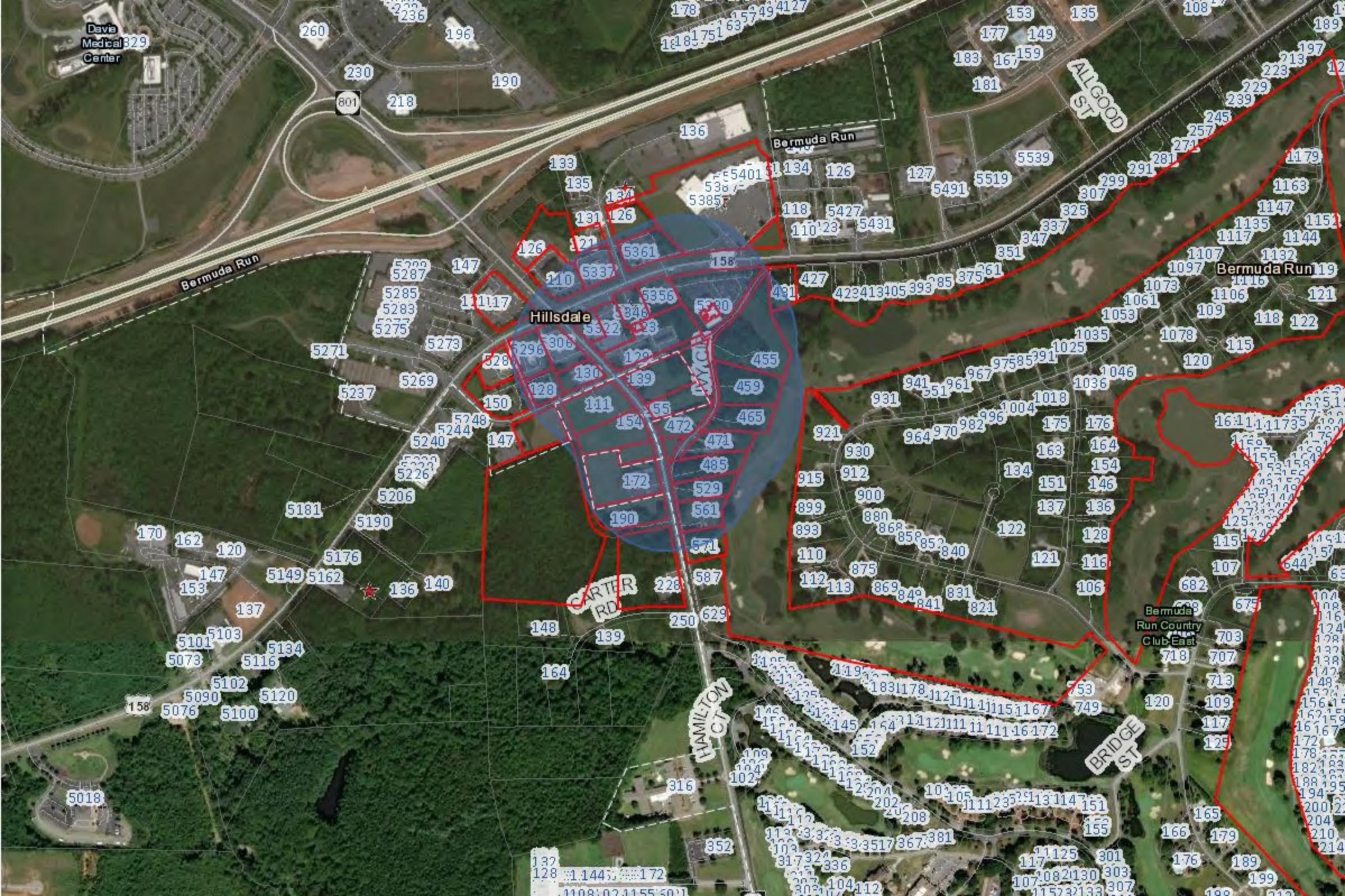
eastern corner of said Johnson and Robertson property; thence with said Johnson property the (4) following courses and distances: 1) on a curve to the right (having a radius of 155') a chord bearing and distance of S. 20°55'17" W. 36.66' to a point; thence 2) on a curve to the right (having a radius of 305') a chord bearing and distance of S. 37°51'47" W. 109.68' to a point; thence 3) S. 48°13'17" W. 85.75' to a point; thence 5) on a curve to the left (having a radius of 351') a chord bearing and distance of S. 46°47'17" W. 17.56' to an existing rebar with cap the southeast corner of said Johnson property and the northeast corner of John H. Ferguson property as recorded in Deed Book 945, page 751; thence continuing with said Ivy Circle and the eastern line of said Ferguson property the (2) two following courses and distances: 1) on a curve to the left (having a radius of 350.36) a chord bearing and distance of S. 33°58'30" W. 138.06' to a point; thence 2) on a curve to the left (having a radius of 275') a chord bearing and distance of S. 18°33'36" W. 39.01' to an existing rebar with cap, the southeast corner of said Ferguson and the northeast corner of Brian Vannoy property as recorded in Deed Book 1135, Page 244; thence continuing with said Ivy Circle and the eastern line of said Vannoy property on a curve to the left (having a radius of 275') a chord bearing and distance of S. 12°21'43" W. 20.59' to a point; in the eastern right-of-way of said N. C. Highway 801' thence with said right-of-way of said N. C. Highway 801 the (6) six following courses and distances: 1) N. 11°54'45" W. 18.88' to a point, the southwest corner of said Ferguson property; thence 2) N. 11°54'45" W. 148.62' to a point, the northwest corner of said Ferguson property and the southwest corner of said Johnson property; thence 3) on a curve to the left (having a radius of 772.90') a chord bearing and distance of N. 21°02'11" W. 119.86' to the northwest corner of said Johnson property and the southwest corner of said Robertson; thence 4) on a curve to the left (having a radius of 772.90') a chord bearing and distance of N. 29°12' W. 100.20' to a point, the northwest corner of said Robertson and the southwest corner of said Barney; thence 5) on a curve to the left (having a radius of 772.90') a chord bearing and distance of N. 38°25'13" W. 148.26' to a point; thence 6) N. 43°06'15" W. 51.59' to the place of BEGINNING and containing 6.5434 Acres more or less.

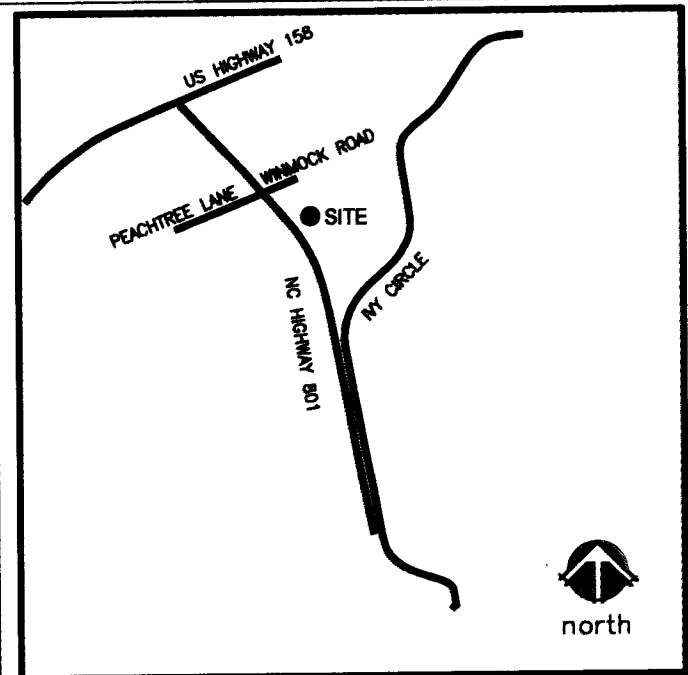
WINMOCK ROAD
STREET CLOSURE

BEGINNING at an existing rebar and cap (having North Carolina Grid Coordinates of North 823,465.93. East 1,574,701.14, said iron being in the southwest intersection of N. C. Highway 801 and Winmock Road and also being the northwest corner of Lois B. Barney Trustee Property as recorded in Deed Book 1141, Page 696; thence crossing said Winmock Road and with N. C. Highway 801 N. $44^{\circ}05'36''$ W. 43.62' to a point on a telephone pedestal the northern right-of-way of said Winmock Road and the southwest corner of H & V Construction Co. Property as recorded in Deed Book 164, Page 32; thence with the northern right-of-way of said Winmock Road S. $67^{\circ}46'11''$ E. 532.75' to an existing rebar the eastern perimeter of said Winmock Road and the southeast corner of said H. & V. Construction Co.; thence with the eastern perimeter of said Road S. $25^{\circ}37'25''$ E. 38.47' to a point the southeast perimeter of said Road; thence with the southern right-of-way of said road S. $67^{\circ}32'25''$ W. crossing a rebar with cap 165.25' and continuing 20.41' to a 1 ½" iron and 333.11' for a total of 518.78' to the place of BEGINNING and containing 0.4763 Acres more or less.

SHELTON GERTIE ESTATE C/O ANNIE S HEPLER 1195 YADKIN VALLEY ROAD ADVANCE, NC 27006-0000	BEESON JAMES PRICE 304 YADKIN VALLEY ROAD BERMUDA RUN, NC 27006-0000	H & B PROPERTIES OF NC 108 DORNACH WAY BERMUDA RUN, NC 27006-0000
FERGUSON EARLENE D 915 RIVERBEND DRIVE BERMUDA RUN, NC 27006-0000	HILLSDALE INVESTORS LLC C/O W G JOHNSON 127 MARKETPLACE DRIVE MOCKSVILLE, NC 27028-0000	CARTER TODD HAYSE DDS 123 NC HIGHWAY 801 SOUTH BERMUDA RUN, NC 27006-7645
SPARKS MILDRED 431 IVY CIRCLE BERMUDA RUN, NC 27006-2506	BROWDER HOLDINGS LLC 5380 US HWY 158 BERMUDA RUN, NC 27006-7984	BARNEY LOIS B TRUSTEE 147 W RENEE DR ADVANCE, NC 27006-7958
MATTHEWS JOBY W 465 IVY CIRCLE BERMUDA RUN, NC 27006-0000	DIVERSIFIED INVEST PROP LLC 3778 DOCK SIDE LN SHERRILLS FRD, NC 28673-7828	CLUBCORP NV XII LLC %PROPERTY TAX DEPT PO BOX 2539 SAN ANTONIO, TX 78299-2539
JOHNSON GEORGIA F 472 IVY CIRCLE BERMUDA RUN, NC 27006-0000	HENSLEY WILLIAM D 529 IVY CIRCLE BERMUDA RUN, NC 27006-0000	JONES PATRICIA M 989 NC HIGHWAY 801 SOUTH ADVANCE, NC 27006-0000
GOODWILL IND OF NW NC INC 2701 UNIVERSITY PARKWAY WINSTON SALEM, NC 27105-0000	J AND B OF DAVIE LLC 158 MCCASHIN LANE MOCKSVILLE, NC 27028-0000	FIRST CITIZENS BANK & TRUST CO P O BOX 27131 RALEIGH, NC 27131-0000
ROBERTSON GERALD HARRIS 1070 STYERS STREET GERMANTON, NC 27019-0000	KINDERTON VILLAGE LLC 5489 HERITAGE OAKS LANE WINSTON SALEM, NC 27106	H & V CONSTRUCTION CO 1598 WESTBROOK PLAZA DRIVE WINSTON SALEM, NC 27103-0000
ANDERS J SCOTT 1209 RIVERBEND DRIVE BERMUDA RUN, NC 27006-0000	VANCEDONALDS LLC 222 GRAND AVENUE ENGLEWOOD, NJ 07361	FERGUSON JOHN H 915 RIVERBEND DRIVE BERMUDA RUN, NC 27006-0000
SEIDEL REALTY INC 142 GYPSY LANE KING OF PRUSSIA, PA 19406	RESTAURANT PROPERTY INVESTORS II LLC 2242 WEST GREAT NECK ROAD VIRGINIA BEACH, VA 23451	FAMILY FUTURES INC PO BOX 1159 DEERFIELD, IL 60015
HANNER KIM T ESTATE OF 4677 BAUX MOUNTAIN RD WINSTON SALEM, NC 27105-2431	EIGHT SIXTEEN LLC 214 MANCHESTER PLACE GREENSBORO, NC 27410	MAGUIRE THOMAS ETAL C/O BRANCH BANKING & TRUST PO BOX 167 WINSTON-SALEM, NC 27102-0167

THORNE NANCY S 705 LAKESTONE DRIVE RALEIGH, NC 27609-0000	WHITEHEART MICHAEL R 2169 NEW CASTLE DRIVE WINSTON SALEM, NC 27103	JM REAL ESTATE LLC 1020 MILLERS POINT WATKINSVILLE, GA 30677
VAUGHN FRANKIE 561 IVY CIRCLE BERMUDA RUN, NC 27006-0000	RAMSEY JOHN M 455 IVY CIRCLE BERMUDA RUN, NC 27006	COMBS MELISSA 471 IVY CIRCLE BERMUDA RUN, NC 27006
VANNOY BRIAN 485 IVY CIR BERMUDA RUN, NC 27006-8521	FIRST HORIZON BANK 165 MADISON AVE MEMPHIS, TN 38103-2723	STEARNS INVESTMENTS 11 LLC 208 JANALYN CIRCLE GOLDEN VALLEY, MN 55416
GG&T PROPERTIES LLC 1365 WESTGATE CENTER DR WINSTON SALEM, NC 27103-0000	OWENS PROPERTIES LLC 2710 OLD TOWN CLUB ROAD WINSTON SALEM, NC 27106-0000	Michael Kelley





VICINITY MAP
(NOT TO SCALE)

- LEGEND**
- EXISTING IRON PIN
EXISTING REBAR
NO MARKER SET OR FOUND
NEW REBAR SET
NEW MAGNOL SET
UTILITY POLE
BOLLARD
GAS METER
ELECTRIC METER
HYAC
SEWER MANHOLE
SIGN
WATER METER
WATER VALVE
TREE
TELEPHONE PEDESTAL
BOUNDARY LINE
RIGHT-OF-WAY LINE
UNSURVEYED PROPERTY LINE
EASEMENT
SANITARY SEWER LINE
UNDERGROUND ELECTRIC LINE
TREE LINE
WATER LINE
FENCE LINE
EDGE OF GRAVEL
EDGE OF PAVEMENT
TELEPHONE LINE
UNDERGROUND TELEPHONE LINE
OVERHEAD UTILITY
UNDERGROUND FIBER OPTICS

CERTIFICATE OF ACCURACY OF MAPING

I, BUD E. BAUGHMAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN DEED BOOKS AND PAGES NOTED HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS LISTED. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT THIS MAP IS OF A SURVEY OF AN EXISTING PARCEL, OR PARCELS OF LAND, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA OF MARCH 30, 1980. THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

(1) CLASS OF SURVEY: CLASS A
(2) PORTIONAL ACCURACY: 0.075
(3) TYPE OF GPS FIELD PROCEDURE: STATIC GPS NETWORK
(4) DATES OF GPS SURVEY: SEPTEMBER 7, 2021
(5) DATUM/EPOCH: NAD83/MSR11
(6) PUBLISHED CONTROL USED: NCOS RTN NETWORK
(7) DEED MODEL: DEED 120
(8) COMBINED GRID FACTOR: 0.0000002
(9) DATE: US SURVEY FEET

THIS THE _____ DAY OF _____, 2021.

L-3983
LICENSE NO. PROFESSIONAL LAND SURVEYOR

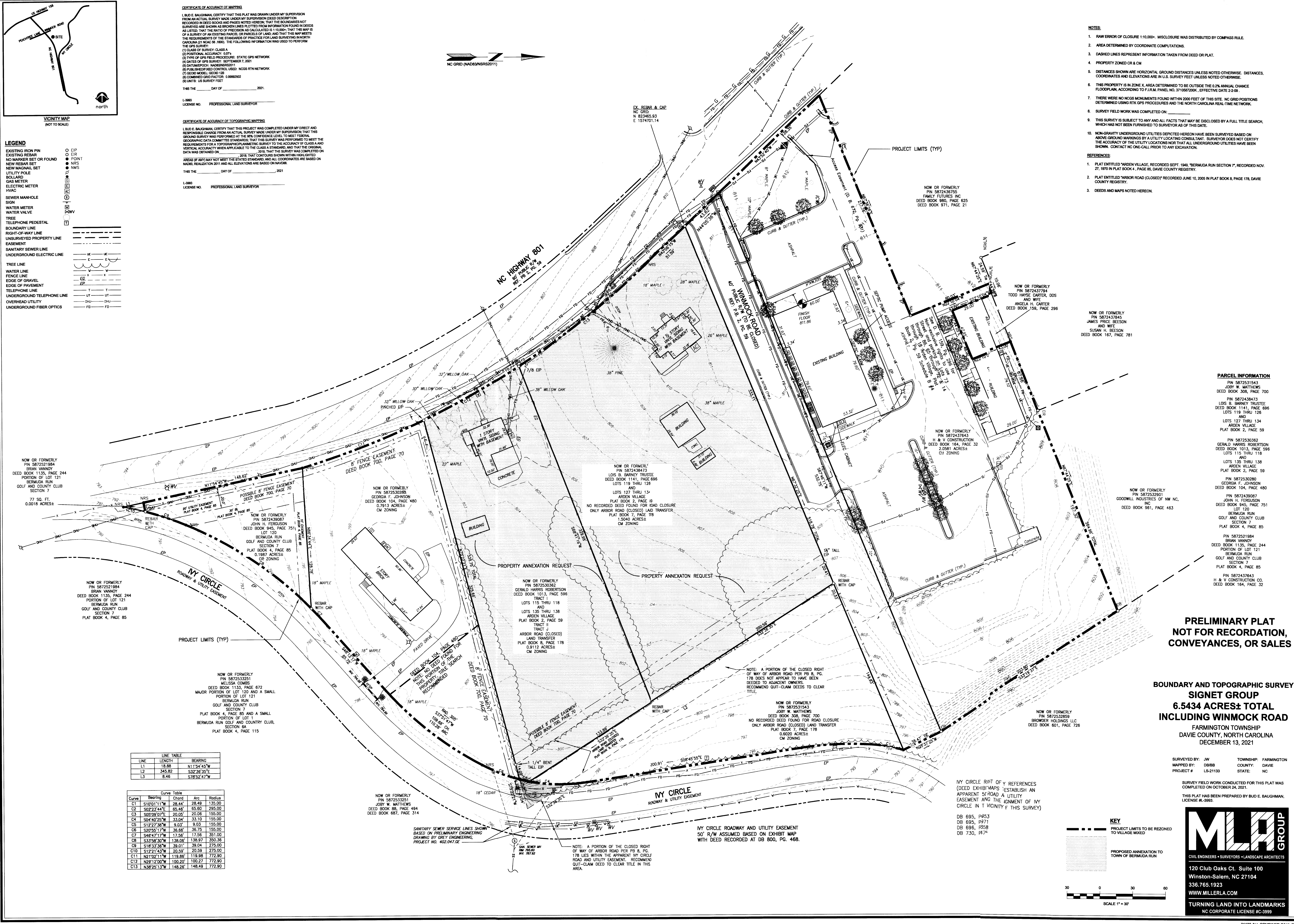
CERTIFICATE OF ACCURACY OF TOPOGRAPHIC MAPING

I, BUD E. BAUGHMAN, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THIS GROUND SURVEY WAS PERFORMED AT THE 80% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS. THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD. AND THAT THE ORIGINAL DATA WAS OBTAINED ON: 2018. THAT CONTIGUOUS SHOWN WITH HIGHLIGHTED AREAS (IF ANY) MAY NOT MEET THE STATED STANDARD, AND ALL COORDINATES ARE BASED ON NAD83, REALIZATION 2011 AND ALL ELEVATIONS ARE BASED ON NAVD83.

THIS THE _____ DAY OF _____, 2021.

L-3983
LICENSE NO. PROFESSIONAL LAND SURVEYOR

NC GRID (NAD83/MSR2011)



- NOTES:**
1. RAW ERROR OF CLOSURE 1:10,000+ MIS-CLOSURE WAS DISTRIBUTED BY COMPASS RULE.
 2. AREA DETERMINED BY COORDINATE COMPUTATIONS.
 3. DASHED LINES REPRESENT INFORMATION TAKEN FROM DEED OR PLAT.
 4. PROPERTY ZONED OR & CM.
 5. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. DISTANCES, COORDINATES AND ELEVATIONS ARE IN U.S. SURVEY FEET UNLESS NOTED OTHERWISE.
 6. THIS PROPERTY IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO F.H.M. PANEL NO. 371087200K, EFFECTIVE DATE 2-2-09.
 7. THERE WERE NO NCOS MONUMENTS FOUND WITHIN 2000 FEET OF THIS SITE. NC GRID POSITIONS DETERMINED USING RTK GPS PROCEDURES AND THE NORTH CAROLINA REAL-TIME NETWORK.
 8. SURVEY FIELD WORK WAS COMPLETED ON: _____
 9. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL TITLE SEARCH, WHICH HAS NOT BEEN FURNISHED TO SURVEYOR AS OF THIS DATE.
 10. NOW GRADUITY UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN SURVEYED BASED ON ABOVE-GROUND MARKINGS BY A UTILITY LOCATING CONSULTANT. SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THE UTILITY LOCATIONS NOR THAT ALL UNDERGROUND UTILITIES HAVE BEEN SHOWN. CONTACT NC ONE-CALL PRIOR TO ANY EXCAVATION.

REFERENCES:

1. PLAT ENTITLED "ARROW VILLAGE, RECORDED SEPT. 1941, "BERMUDA RUN SECTION 7", RECORDED NOV. 27, 1979 IN PLAT BOOK 4, PAGE 85, DAVIE COUNTY REGISTRY.
2. PLAT ENTITLED "ARBOR ROAD (CLOSED) RECORDED JUNE 10, 2005 IN PLAT BOOK 8, PAGE 178, DAVIE COUNTY REGISTRY.
3. DEEDS AND MAPS NOTED HEREON.

PARCEL INFORMATION

- PIN 5872531543
JOEY W. MATTHEWS
DEED BOOK 308, PAGE 700
- PIN 5872438473
LOIS B. BARNEY TRUSTEE
DEED BOOK 1141, PAGE 698
AND
LOTS 119 THRU 126
ARROW VILLAGE
PLAT BOOK 2, PAGE 59
- PIN 5872530362
GERALD HARRIS ROBERTSON
DEED BOOK 1013, PAGE 596
AND
LOTS 115 THRU 118
AND
LOTS 127 THRU 134
ARROW VILLAGE
PLAT BOOK 2, PAGE 59
- PIN 5872530280
GERALD F. JOHNSON
DEED BOOK 104, PAGE 480
- PIN 5872439087
JOHN H. FERLUSON
DEED BOOK 945, PAGE 751
LOT 120
BERMUDA RUN
GOLF AND COUNTRY CLUB
SECTION 7
PLAT BOOK 4, PAGE 85
- PIN 5872521884
BRIAN VANNY
DEED BOOK 1135, PAGE 244
PORTION OF LOT 121
BERMUDA RUN
GOLF AND COUNTRY CLUB
SECTION 7
PLAT BOOK 4, PAGE 85
- PIN 5872437843
H & V CONSTRUCTION CO.
DEED BOOK 164, PAGE 32

**PRELIMINARY PLAT
NOT FOR RECORDATION,
CONVEYANCES, OR SALES**

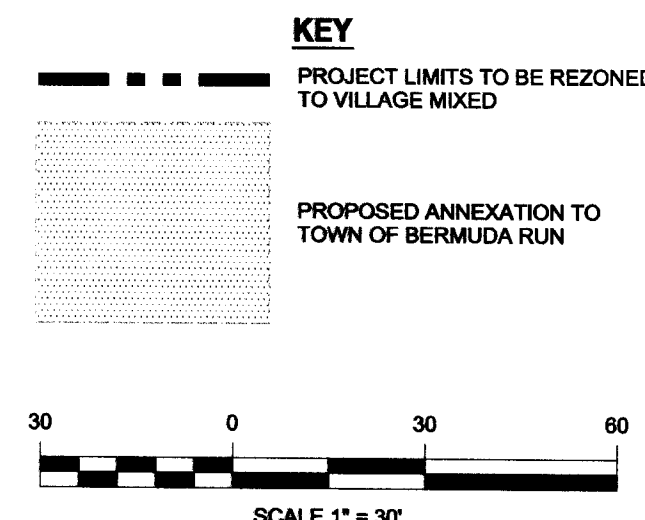
**BOUNDARY AND TOPOGRAPHIC SURVEY
SIGNET GROUP
6.5434 ACRES± TOTAL
INCLUDING WINMOCK ROAD**

FARMINGTON TOWNSHIP
DAVIE COUNTY, NORTH CAROLINA
DECEMBER 13, 2021

SURVEYED BY: JW TOWNSHIP: FARMINGTON
MAPPED BY: DBBB COUNTY: DAVIE
PROJECT # LS-21133 STATE: NC

SURVEY FIELD WORK CONDUCTED FOR THIS PLAT WAS COMPLETED ON OCTOBER 24, 2021.
THIS PLAT HAS BEEN PREPARED BY BUD E. BAUGHMAN, LICENSE #L-3983.

MLA GROUP
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
120 Club Oaks Ct. Suite 100
Winston-Salem, NC 27104
336.765.1923
WWW.MILLERLA.COM
TURNING LAND INTO LANDMARKS
NC CORPORATE LICENSE #C-3999



LINE TABLE			
LINE	LENGTH	BEARING	
L1	18.88	N115°45'W	
L2	345.82	S32°36'35"E	
L3	8.46	S78°52'47"W	

Curve Table				
Curve	Bearing	Chord	Arc	Radius
C1	S102°11'W	28.44	28.49	135.00
C2	S92°23'44"E	65.46	65.60	295.00
C3	S05°09'07"E	20.05	20.08	155.00
C4	S04°40'25"W	33.04	33.10	155.00
C5	S122°2'30"W	9.03	9.03	155.00
C6	S20°55'17"W	36.68	36.75	155.00
C7	S46°47'17"W	17.56	17.58	351.00
C8	S37°58'30"W	138.06	138.97	350.36
C9	S18°33'36"W	39.01	39.04	275.00
C10	S122°1'43"W	20.59	20.59	275.00
C11	N21°02'11"W	113.86	119.98	772.90
C12	N02°12'00"W	100.27	100.27	772.90
C13	N38°25'13"W	148.26	148.49	772.90

NOW OR FORMERLY
PIN 5872533251
JOEY W. MATTHEWS
DEED BOOK 88, PAGE 494
DEED BOOK 687, PAGE 314

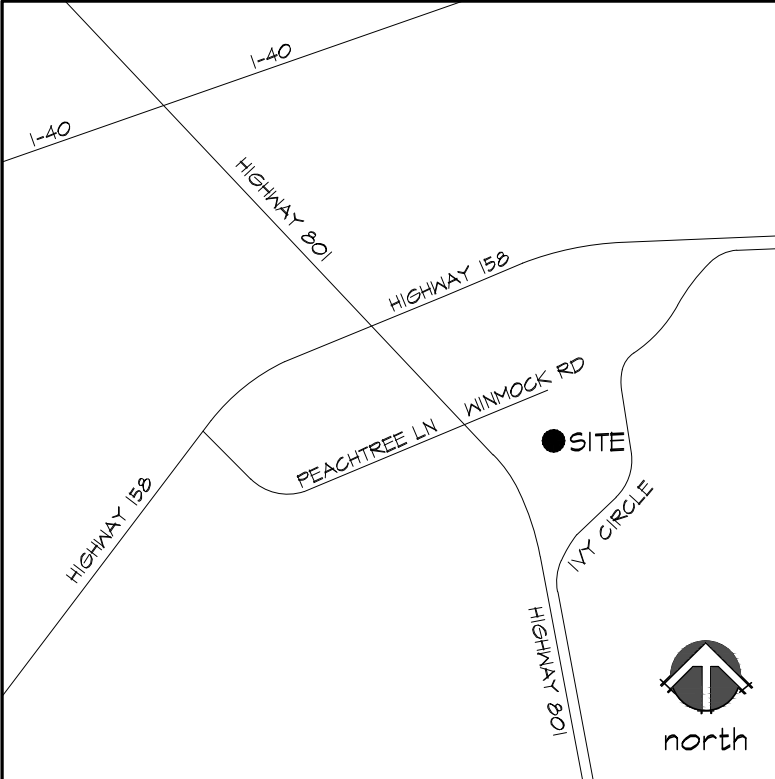
SANITARY SEWER SERVICE LINES SHOWN
BASED ON PRELIMINARY ENGINEERING
DRAWING BY GREY ENGINEERING
PROJECT NO. 402.047.0E

NOTE: A PORTION OF THE CLOSED RIGHT
OF WAY OF ARBOR ROAD PER PB 8, PG.
178 DOES NOT APPEAR TO HAVE BEEN
DEEDED TO ADJACENT OWNERS.
RECOMMEND QUIT-CLAIM DEEDS TO CLEAR
TITLE.

NOTE: A PORTION OF THE CLOSED RIGHT
OF WAY OF ARBOR ROAD PER PB 8, PG.
178 DOES NOT APPEAR TO HAVE BEEN
DEEDED TO ADJACENT OWNERS.
RECOMMEND QUIT-CLAIM DEEDS TO CLEAR
TITLE.

IVY CIRCLE RHT OF V REFERENCES
(DEED EXHIBIT MAPS) ESTABLISH AN
APPARENT 50' ROAD A UTILITY
EASEMENT AND THE IGNITION OF IVY
CIRCLE IN T VICINITY F THIS SURVEY)

DB 695, P853
DB 695, P871
DB 696, P858
DB 730, P475



VICINITY MAP
(NOT TO SCALE)



Ariston Place
NC Highway 801,
Bermuda Run, North Carolina

Date:	19 October 2021
Revisions:	
Drawn By:	-
Checked By:	ESM
Project #	



0' 30' 60' 90'

scale: 1" = 30'

Date: 23 December 2021



2 LONGITUDINAL SECTION THROUGH CENTRAL PARK



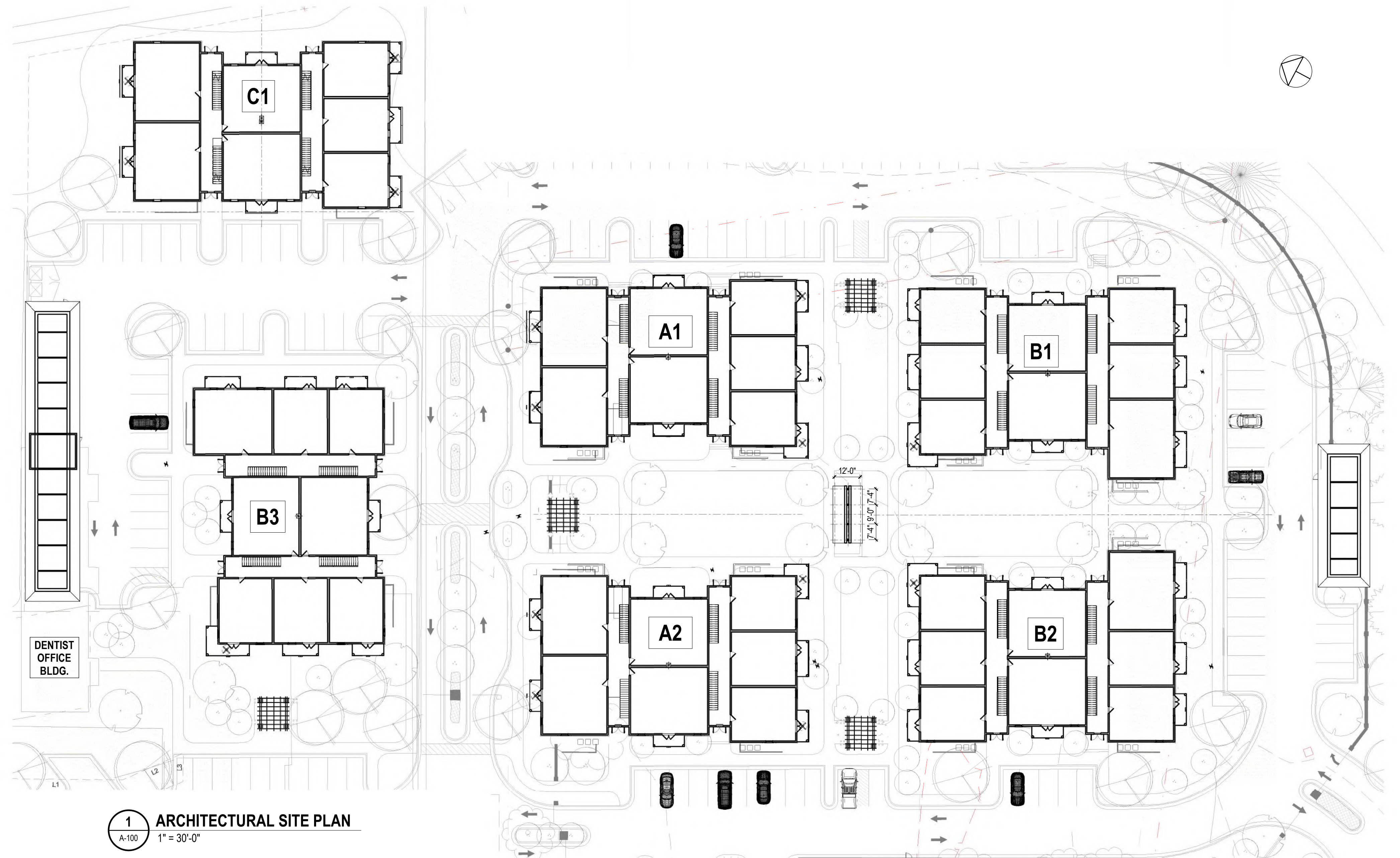
3 CROSS SECTION THROUGH CENTRAL PARK

<p>SW 2822 Downing Sand</p> <p>View Details</p>	<p>SW 7005 Pure White</p> <p>Interior / Exterior Location Number: 255-C1</p>	<p>SW 9179 Anchors Aweigh</p> <p>Interior / Exterior Location Number: 253-C7</p>
--	---	---

- Apartments Siding: SW 2822 Downing Sand
- Apartments Trim: SW 7005 Pure White
- Apartments Doors / Shutters: SW 9179 Anchors Away

- Clubhouse Siding: SW 7013 Ivory Lace
- Clubhouse Trim: SW 7005 Pure White
- Clubhouse Doors / Shutters: SW 9179 Anchors Away

<p>SW 7013 Ivory Lace</p> <p>Interior / Exterior Location Number: 254-C3</p>	<p>SW 7005 Pure White</p> <p>Interior / Exterior Location Number: 255-C1</p>	<p>SW 9179 Anchors Aweigh</p> <p>Interior / Exterior Location Number: 253-C7</p>
---	---	---



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"



TO: Planning Board
DATE: January 19, 2022
**RE: DW 2022-01 Chick-fil-A
Drive Through Order Canopy & Sidewalk**

Basic Information

Applicant(s)/Owner: Advance (Kinderton) UY, LLC
c/o Rivercrest Realty Associates, LLC
8816 Six Forks Rd., Ste 201
Raleigh, NC 27615
Agent: Mark Campbell
3651 Mars Hill Rd, Ste 2000
Watkinsville, GA 30677
Location: 260 NC HWY 801 N
Parcel Numbers: C8020A0004
Zoning: CM Commercial Mixed, GC-O Gateway Corridor Overlay, WSIV-PA
Yadkin River Watershed Protected Area

Applicant Request

The applicant requests a design waiver in accordance with Section 11.11 of the Zoning Ordinance. The design waiver option is provided as an extension of the Ordinance Administrator's function to approve development requests that are uses permitted by right within the Table of Uses and meet all other requirements of the Ordinance. In order to encourage creative design and address unique circumstances, these administrative design waivers may be approved by the Planning Board for any of the building or site design standards of Chapter 4, landscaping standards of Chapter 5, exterior lighting standards of Chapter 6, sign standards of Chapter 7, the Gateway Corridor Overlay (GC-O) standards of Section 3.3 (B) and Section 3.4 (Table 2), or pedestrian infrastructure standards, as long as the request meets the specific parameters set forth in Section 11.11.

The applicant requests a waiver from Section 4.2.3 (E) and 4.4.4(B) regarding drive-through orientation, and sidewalk requirements as follows:

4.2.3 Non-residential & Mixed-Use Buildings

(G) Orientation of Certain Features

- (1) *Buildings shall be oriented in a manner that drive-through windows, menu/ordering areas and automobile service bay doors are not directly visible from the primary fronting street when viewed at a point in the street that is directly perpendicular to the center of the primary façade.*

The applicant requests a waiver from the drive-through/ordering area requirement. The existing building was constructed in 2002 and has an existing drive-through ordering area on the NC HWY 801 facing façade. The existing building would be removed and the new building would mimic the previous drive through ordering window location along NC HWY 801 N.

4.3.1 Sidewalks

(B) Sidewalks shall be the minimum width as indicated in the table below:

Table 2: Minimum Sidewalk Width		
Zoning District	Street Type	Minimum Sidewalk Width
GB	Collector	6 feet
	Local	6 feet
CM	Collector	6 feet
	Local	6 feet
VM	Collector	6 feet
	Local	6 feet
RM	Collector	6 feet
	Local	6 feet
CR	Collector	6 feet
	Local	6 feet
OS	Collector	6 feet
	Local	n/a

The applicant requests a waiver from the sidewalk requirement along NC HWY 801. The applicant states: “due to existing retaining wall and topography”.

Board Review

The following responses to the design waiver parameters in Section 11.11 of the Zoning Ordinance are proposed for consideration by the Planning Board. The Planning Board may choose to accept or amend these responses in its action:

1. The proposed project represents a design in site and/or architecture which will result in a development that is equivalent to or superior to that achievable under the applicable regulations.

The purpose of Chapter 4 Design Standards is stated as:

The purpose of this Chapter is to provide site and building design standards and to:

- *Ensure that new development, renovations, and reconstructions are designed, sized, and sited to complement the area in which they are located and the character of the town in general;*
- *Minimize traffic hazards and situations which endanger public safety;*
- *Protect existing development and property values through the promotion of high standards of design and compatibility; and*
- *Provide for a high quality of life for our citizens by promoting a variety of housing styles, transportation choices, and well-planned parks and open spaces;*

The proposed meet the intent of the Chapter 4 Design Standards while working within the existing infrastructure and topological constraints of the site.

2. The design of the proposed building will be compatible with and will not substantially injure the value of adjoining property.

The drive-through location and lack of sidewalk along NC HWY 801 are existing features of the property. Therefore the proposed building design will not substantially injure the value of the adjoining property.

3. The proposed building design is consistent with the intent of the Zoning Ordinance and substantially meets its requirements.

The purpose of the Zoning Ordinance is stated as:

“The purposes of these regulations are to: promote the health, safety, morals, and general welfare of the community; to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to provide adequate light and air; to maintain good air quality; to enhance and protect the physical environment; to prevent overcrowding; to avoid undue concentration of population; to facilitate the adequate and economic provision of public facilities and infrastructure; to conserve the value of buildings; and to encourage the most appropriate use of land throughout the corporate area and extraterritorial zoning jurisdiction, in accordance with adopted plans and policies.”

Due to the existing topography a sidewalk addition along NC HWY 801 would detract from the facilitation of adequate and economic provision of public facilities and infrastructure. The further utilization of the existing drive-through area would only further conserve the value of buildings. Therefore, the proposed building design is consistent with the intent of the Zoning Ordinance and substantially meets its requirements.

4. The proposed project is consistent with adopted plans and policies of the Town.

The site is located in the “Crossroads at Bermuda Run” as identified in the Town’s Comprehensive Plan. The following is a description of the character area:

“This character area is made up of several sub-areas including the Shops at Bermuda Quay, Tanglewood Crossing, Kinderton Place, the commercial parcels near the intersection of Highways 158 and 801 and areas located in close proximity to the Exit 180 interchange at Interstate 40. Uses primarily include retail, restaurants, and medical offices with a one-story building mass. Each sub-area has a slightly different architectural language, ranging from brown-toned stacked stone and stucco with arches and towers at Bermuda Quay, to simple lines and brick at Tanglewood Crossing, to the varied materials of Kinderton Place, dominated by yellow horizontal siding and copper accents with a mixture of materials on outparcels, including brick, stucco, and stacked stone. Newer construction in this area has been encouraged to incorporate the brown tones with brick and stacked stone as primary materials and stucco as a secondary material.

Therefore, the proposed building design for the restaurant, with/without drive-through service is consistent with the description of the character area and land use designation.

Planning Board Action

In accordance with Section 11.11 of the Zoning Ordinance, the Planning Board shall review the application for a waiver in the context of the spirit and intent of the requirements of this ordinance; existing, proposed, and planned development in the immediate area; similar properties and situations in other areas of the Town's jurisdiction; and all other applicable regulations affecting the property.

The Planning Board may choose to accept or amend these responses in their action. Following consideration, amendment, and/or acceptance of the proposed responses, the Planning Board is requested to take action on the requested Design Waivers for one of the items below:

Further elevations and site plan are attached.

1. Drive through ordering location

- **Approve**
- **Deny**
- **Defer**

2. Sidewalk installation along NC HWY 801

- **Approve**
- **Deny**
- **Defer**

Existing Building Elevations:





2018 Aerial Map



Proposed Building Elevation



PERSPECTIVE VIEW - READ RIGHT WITH OP CANOPY



PERSPECTIVE VIEW - NC HWY 801 STREET VIEW



TOWN OF BERMUDA RUN

120 Kinderton Blvd., Suite 100 • Bermuda Run, NC 27006 • Phone 336-998-0906 • Fax 336-998-7209

Land Development Application-Please fill out completely, or application will not be processed.
(updated 1/6/16)

Case #:

1. Application Type

Subdivision: ☒ Fee _____

Major Subdivision

Sketch Plan ☐ _____

Preliminary Plat ☐ _____

Construction Plans ☐ _____

Final Plat ☐ _____

Minor Subdivision

Final Plat ☐ _____

Site Plans:

Level II Site Plan ☐ _____

Board Review Items: ☒ Fee

Rezoning (Map Amendment)

Standard Rezoning ☐ _____

Conditional District Rezoning ☐ _____

Text Amendment ☐ _____

Special Use Permit ☐ _____

Design Waiver: ☒ **\$50**

Other: _____ ☐ _____

Fee Total **\$50**

2. Project Information

Date of Application 12/13/21 Name of Project CFA 05030 Phase # _____

Location 260 NC 801 Property Size (acres) 1.99 AC # of Units (residential) N/A

Current Zoning GC-O Proposed Zoning GC-O

Current Land Use Former Pharmacy Proposed Land Use Restaurant with Drive Through

Tax Parcel Number(s) C8020A0004

3. Contact Information

Chick-fil-A, Inc.

Developer 5200 Buffington Road Atlanta, GA, 30349

Developer Address City, State Zip

678-758-4513 todd.williams@cfacorp.com

Telephone _____ Email _____

Todd Williams 12/13/21

Signature _____ Print Name _____ Date _____

Mark Campbell

Agent (Registered Engineer, Designer, Surveyor, etc.)

3651 Moss Hill Rd Ste 2000

Address

Watkinsville, GA, 30677

City, State Zip

770-725-1200 mark@cantereengineering.net

Telephone

Email

Mark Campbell

Print Name

12/14/21

Signature

Print Name

Date

Advance (Kinderton) UY, LLC

Property Owner

c/o Rivercrest Realty Associates, LLC

Address

8816 Six Forks Rd., Ste. 201

City, State Zip

Raleigh, NC 27615

Telephone

Email

Jon Gaines

Print Name

12/14/21

Signature

Print Name

Date

4. Description of Project

a. Briefly explain the nature of this request:

Proposed approximately 4,950 sq ft CFA Restaurant with dual lane drive through and associated parking and utilities. Development will utilize existing driveway access points for vehicles and pedestrians. Waiver requested for Drive Through Order Canopy between the building and NC 801 (existing Pharmacy has a drive through between buliding and NC 801). Waiver also requested for sidewalk along NC 801 due to existing retaining wall and topography

b. For All Text Amendments: State the section(s) of the Zoning or Subdivision Ordinance you wish to amend and attach the proposed text change. Section (s): _____ of the _____ Ordinance.

c. For All Rezoning and Text Amendments: Provide a statement regarding the consistency of this request with the Comprehensive Plan and the surrounding land uses.

d. For Conditional District Rezoning: Provide a statement regarding the reasonableness of the rezoning request.

e. For Special Use Permits: Please also fill out the supplemental form for Special Use Permits.

Staff Use Only:

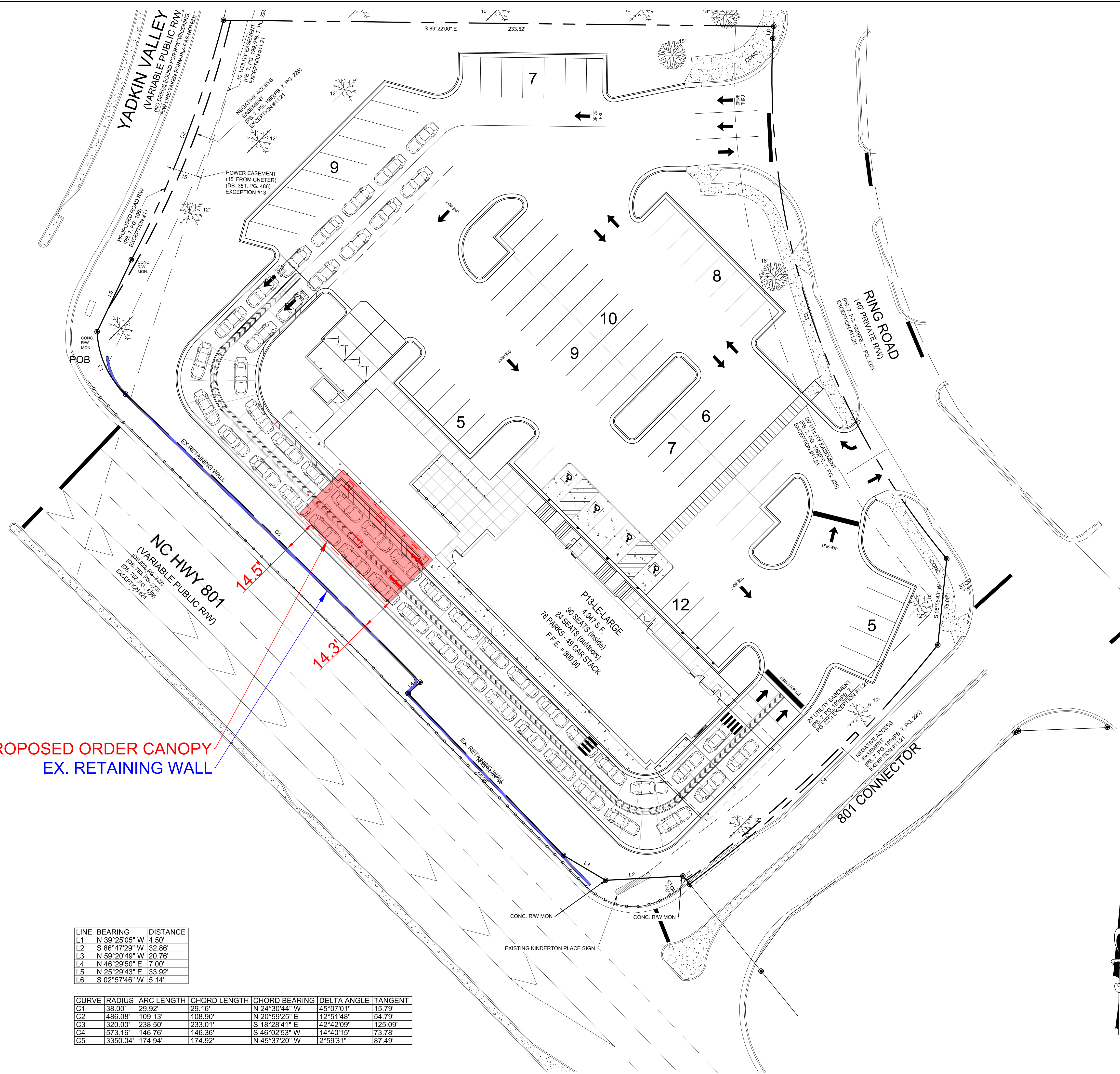
Date Application Received: _____

Received By: _____

Fee Paid: \$ _____

Case #: _____

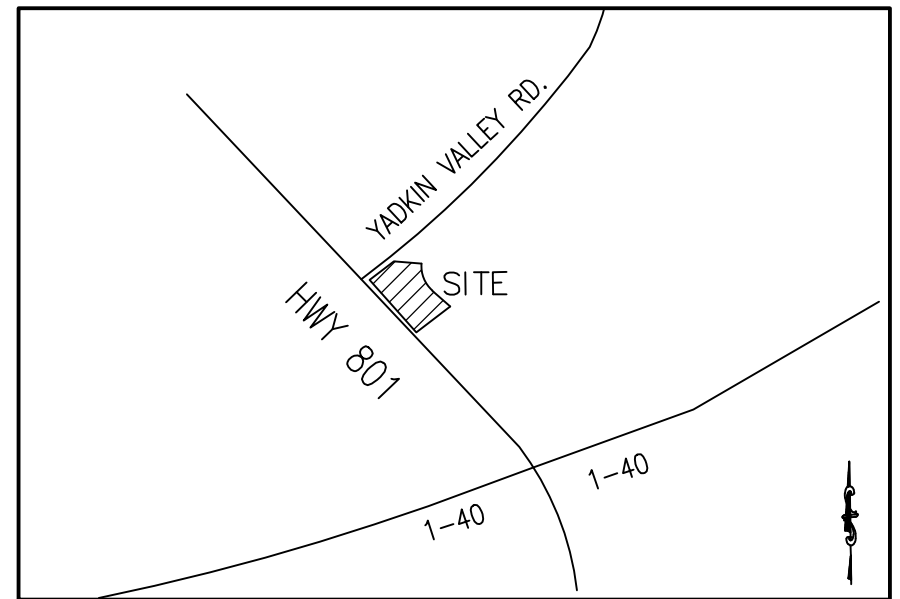
Notes: _____



PROPOSED ORDER CANOPY
EX. RETAINING WALL

LINE	BEARING	DISTANCE
L1	N 39°25'05" W	4.50'
L2	S 86°47'29" W	32.86'
L3	N 59°20'49" W	20.76'
L4	N 46°29'50" E	7.00'
L5	N 25°29'43" E	33.92'
L6	S 02°57'46" W	5.14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	38.00'	29.92'	29.16'	N 24°30'44" W	45°07'01"	15.79'
C2	486.08'	109.13'	108.90'	N 20°59'25" E	12°51'48"	54.79'
C3	320.00'	238.50'	233.01'	S 18°28'41" E	42°42'09"	125.09'
C4	573.16'	146.76'	146.36'	S 46°02'53" W	14°40'15"	73.78'
C5	3350.04'	174.94'	174.92'	N 45°37'20" W	2°59'31"	87.49'



LOCATION MAP
SCALE: N.T.S.

SITE DATA:	
TOTAL SITE AREA:	1.989 ACRES
BUILDING AREA:	4,947 S.F.
EX. IMPERVIOUS AREA:	1.58 ACRES
EX. IMPERVIOUS COVERAGE:	79%
PROP. IMPERVIOUS AREA:	1.39 ACRES
PROP. IMPERVIOUS COVERAGE:	70%
PROP. OPEN SPACE:	30%
DISTURBED AREA:	1.7 ACRES

PARKING DATA:	
PARKING SPACE REQUIRED: - MIN. ONE (1) SPACE PER 3 SEATS, PLUS 5 STACKING SPACES. (THE MAX. NUMBER OF SPACES SHALL NOT EXCEED 20% MORE THAN THE NUMBER OF MIN. PARKING SPACES.)	
114 TOTAL SEATS / 3 = 38 MIN. PARKING 38 MIN. PARKING X 120% = 46 MAX ALLOWED.	
PARKING SPACES PROVIDED: 78 SPACES (74 regular spaces provided) (4 handicap spaces provided)	

REQUESTED WAIVER:	
• ORDER CANOPY LOCATION • MAXIMUM ALLOWED PARKING • SIDEWALK ALONG HWY 801	

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

REVISION	DATE	FOR	REVISION BLOCK
A	11/22/2021	FOR	REVISED PER CFA
B	12/02/2021	FOR	REVISED PER CFA
C	12/13/2021	FOR	REVISED PER CFA
D	12/15/2021	FOR	REVISED PER CFA

CARTER
ENGINEERING
CONSULTANTS

Carter Engineering Consultants, Inc.
3651 Mars Hill Road, Suite 2000
Wakarusa, GA 30677
P: 770.725.1200
F: 770.725.1204
www.carterengineering.net

STORE # 05030

260 NC-801, BERMUDA RUN,
NC 27006

SHEET TITLE
**VARIANCE
REQUEST**
REVISION 1-2021

Job No. : 21024CFA
Store : #05030
Date : 12/15/21

Sheet
VA-1

Know what's below
Call before you dig
dial 811

20' 10' 0 20' 40' 60'

GRAPHIC SCALE
SCALE 1" = 20'

DESIGN DEVELOPMENT PACKAGE

BERMUDA RUN

260 NC-801 , BERMUDA RUN , NC 27006

STORE NUMBER

05030

PROTOTYPE	P13_LE LRG
VERSION	Approver
TIER	BASE
BUILDING FOOTPRINT	4,947 SF
SEAT COUNT - INTERIOR	90 SEATS
SEAT COUNT - EXTERIOR	24 SEATS
SEATING TYPE	STANDARD
REGISTERS	4
DRIVE-THRU	YES
LEED	NOT CERTIFIED
LANDSCAPING	STANDARD
OPTIONS:	
RESTROOM	THREE FIXTURE
WATER FILTRATION	TYPE 1
PLAYGROUND	NO PLAY
KITCHEN LAYOUT	CENTERLINE

DESIGN SIGN-OFF

DESIGN LEADER

DATE



COVER SHEET

05030, BERMUDA RUN, 260 NC-801, BERMUDA RUN, NC 27006

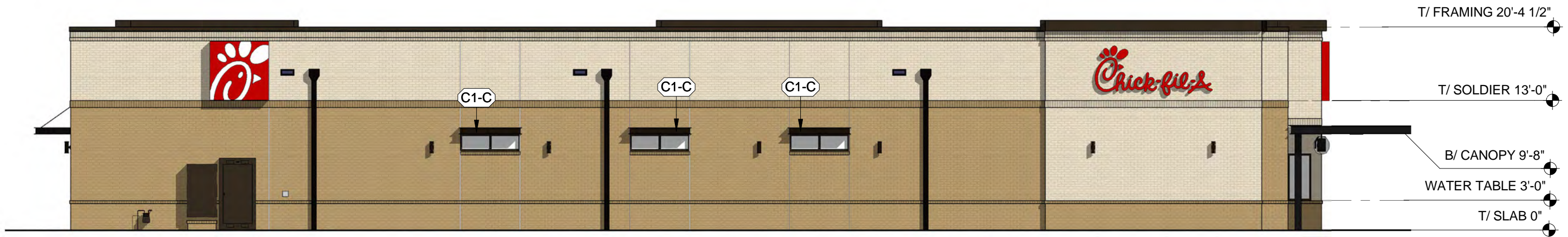
THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.

12/09/2021





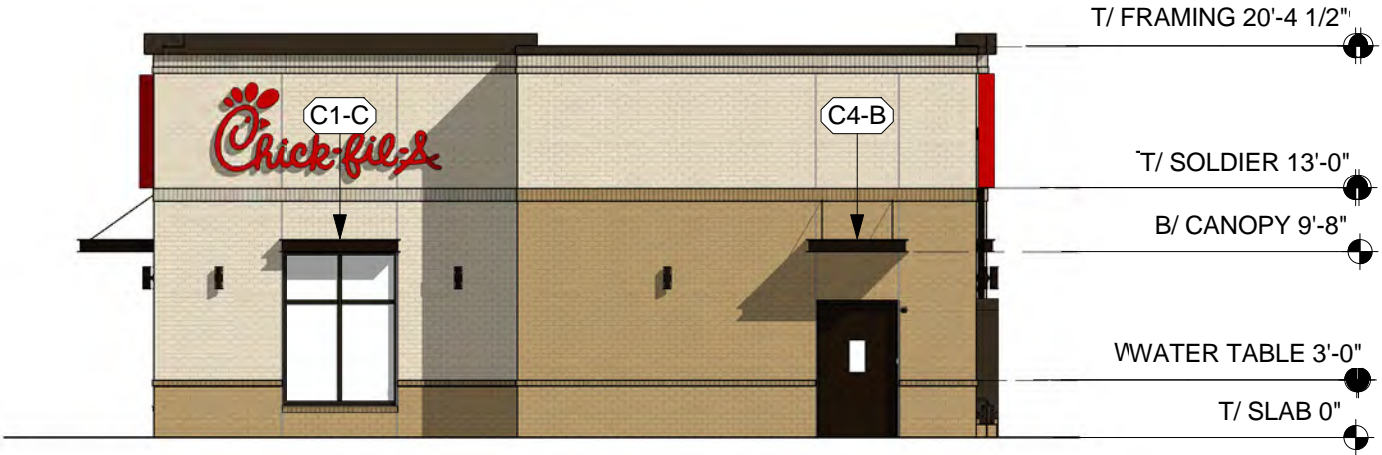
EXTERIOR ELEVATION
1" = 10'-0"



EXTERIOR ELEVATION
1" = 10'-0"

EXTERIOR ELEVATIONS





EXTERIOR ELEVATION
1" = 10'-0"



EXTERIOR ELEVATION
1" = 10'-0"

EXTERIOR FINISHES



BR-A
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR



EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE



BR-B
BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR



PT-113
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



ST-1
STOREFRONT
COLOR: DARK BRONZE

EXTERIOR ELEVATIONS





PERSPECTIVE VIEW - FRONT LEFT



PERSPECTIVE VIEW - FRONT RIGHT

PERSPECTIVES



PERSPECTIVE VIEW - REAR RIGHT WITH HIDDEN OP CANOPY



PERSPECTIVE VIEW - REAR RIGHT WITH OP CANOPY

PERSPECTIVES





PERSPECTIVE VIEW - NC HWY 801 STREET VIEW



PERSPECTIVE VIEW - REAR LEFT

PERSPECTIVES

05030, BERMUDA RUN, 260 NC-801, BERMUDA RUN, NC 27006

12/09/2021

THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.





DINING PATIO PLAN

1/8" = 1'-0"

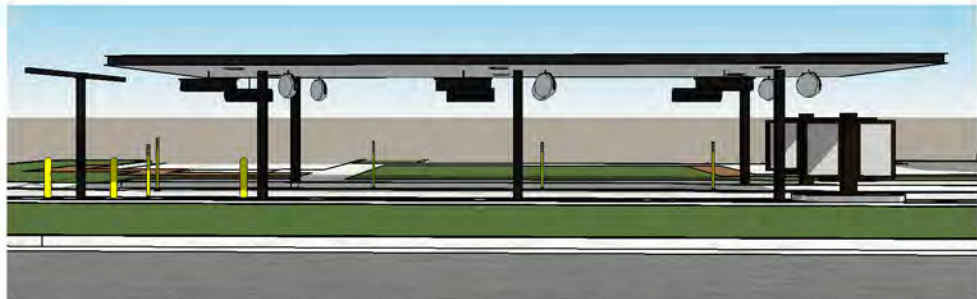


PATIO PERSPECTIVE

PATIO SEATING SCHEDULE										
Mark	Type	Count	Manufacturer	Model	Width	Depth	Height	Material	Finish	
1	Patio Chair	24	Benchmark Design Group	WENDOVER CHAIR						
2	Patio Table - 4 Top	5	Benchmark Design Group	TAB3055-3636-AAL-WJ-UH-BDT	3'-0"	3'-0"	2'-5 1/4"	Aluminim - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)	
3	Patio Table - 4 Top - ADA	1	Benchmark Design Group	TAB3055-3644-AAL-WJ-UH-BDT	3'-8"	3'-0"	2'-5 1/4"	Aluminim - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)	
5	Patio Umbrella	6	Tuuci	OCEAN MASTER PARASOL						
6	FN - OUTSIDE TRASH RECEPTACLE	1	Benchmark Design Group	CFA-AL-2444	2'-0"	2'-0"	3'-11"	Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)	

PATIO SHEET





OP CANOPY PERSPECTIVE

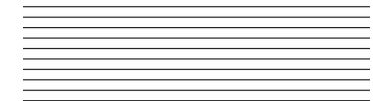
ATTACHED CANOPY SCHEDULE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	9	6'-4"	1'-0"	0"	No
C1-K	Exterior Canopy	2	6'-4"	1'-0"	0"	Yes
C4-B	Exterior Canopy	1	5'-4"	4'-0"	2'-4"	Yes
C4-L	Exterior Canopy	1	17'-10 1/2"	4'-0"	2'-4"	Yes
Grand total		13				

OP CANOPY FINISHES



CP-1
PREFINISHED METAL
COLOR: DARK BRONZE



CP-2
METAL DECKING
COLOR: WHITE

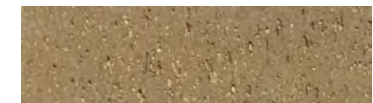


REFUSE ENCLOSURE PERSPECTIVE

REF. ENCLOSURE FINISHES



EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE



BR-A
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR

REFUSE ENCLOSURE AND CANOPY SHEET