



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
REGULAR MEETING AGENDA  
September 14, 2020  
6:00 p.m.**

**Call to Order**

**Chairman Luhrs**

**Determination of Quorum**

**Chairman Luhrs**

**1. Approval of Agenda**

**2. Approval of Minutes**

**August 10, 2020 Regular Monthly Meeting**

**New Business**

**3. Training Session**

**NC School of Government**

**Old Business**

**4. Sign Ordinance Revision**

**ACTION REQUESTED:** Motion to approve recommended text amendments to Board of Aldermen per staff recommendation with any revisions or additions as applicable.

**5. Pool Fence Text Amendment**

**ACTION REQUESTED:** Motion to approve recommended text amendments to Board of Aldermen per staff recommendation with any revisions or additions as applicable.

**6. Driveway Ordinance Revision**

**ACTION REQUESTED:** Motion to approve recommended text amendments to Board of Aldermen per staff recommendation with any revisions or additions as applicable.

**Adjourn**

**Agenda Item Summary**

Regular Monthly Meeting

September 14, 2020

Agenda Item 1

Summary

The Board may discuss, add, or delete items from the agenda.

Action Requested

***Motion to adopt the agenda (as presented / as amended).***

**Approval of Agenda**

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Dolores Shannon (A)
- Rev David Trexler
- Joe Hudson
- Jim King (A)

Against:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Dolores Shannon (A)
- Rev David Trexler
- Joe Hudson
- Jim King (A)

**Agenda Item Summary**

Regular Monthly Meeting

September 14, 2020

Agenda Item 2

Summary

Draft minutes from the August 10, 2020 regular monthly meeting are attached for your review.

Action Requested

***Motion to approve the August 10, 2020 Regular Monthly Meeting minutes (as presented / as amended).***

**Approval of Minutes**

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Dolores Shannon (A)
- Rev David Trexler
- Joe Hudson
- Jim King (A)

Against:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Dolores Shannon (A)
- Rev David Trexler
- Joe Hudson
- Jim King (A)



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
REGULAR MEETING MINUTES  
August 10, 2020  
6:00 p.m.**

**Present:** Chairman Richard Luhrs, Jerry Holshouser, Michelle Reid, Jared Mathis, Ronald Jacobs, Brenda Costantino, David Trexler, Joe Hudson

**Not Present:** David Morris, Jim King, Dolores Shannon

**Staff:** Town Planner Steve Blount, Town Clerk Aubrey Smith

**Call to Order:** Chairman Luhrs called the Planning Board meeting to order at 6:00 p.m.

**Swear in Planning Board Members:** Members of the Planning Board were sworn in by the Town Clerk.

**Determination of Quorum:** Chairman Luhrs verified there was a quorum present.

**1. Approval of Agenda**

**ACTION:** Ms. Costantino made a motion to adopt the agenda as presented. Mr. Jacobs seconded the motion. The motion passed 7-0.

**2. Approval of Minutes**

**ACTION:** Ms. Reid made a motion to approve the minutes from the June 8, 2020 Regular Monthly Meeting. Rev. Trexler seconded the motion. The motion passed 7-0.

**New Business**

**3. Site Plan Approval**

**6195 US Highway 52**

**A. Staff Presentation**

Mr. Blount reviewed the Planning Board's options for site plan approval, disapproval, or deferral. He showed site plan drawings and outlined the site plan review process including comments from the Technical Review Committee.

**B. Applicant Comments**

The applicant's attorney, Mike Fox, stated that the full site plan met all conditions of the ordinance and should be approved.

A representative of the design firm, Justin Church, stated that they had incorporated everything from the review. He shared that the traffic plan had been vetted by the NCDOT and plans were in place to add two full turn lanes. He also shared that both state and local stormwater requirements were being met and would be reviewed by the DEQ and Granite Quarry.

Members of the Planning Board asked questions regarding traffic and pedestrian safety, specifically for school children.

Mr. Fox stated that part of the NCDOT's approval process for driveway permits was a thorough review and traffic evaluation by their engineers.

A representative of Teramore Development, Joe Strickland, shared that they had received a verification email from the NCDOT.

Clarification was provided that the stop sign at the end of South Main would remain; there would not be another traffic light installed.

### **C. Public Hearing**

#### **1) Open Public Hearing**

The Public Hearing was opened by Chairman Luhrs at 6:44 p.m.

#### **2) Public Comments**

There were no comments from the public.

### **D. Board Discussion and Decision**

The Board continued to discuss concerns with traffic and pedestrian safety and asked questions of the applicant's representatives regarding their concerns. There was discussion regarding what would happen if the Planning Board did not approve the site plan. Mr. Blount reminded the Board their decision had to be based on whether the site plan met the requirements of the Unified Development Ordinance.

***Public Hearing was closed by Chairman Luhrs at 7:05 p.m.***

**ACTION:** Ms. Reid made a motion to approve the site plan as presented. Rev. Trexler seconded the motion. The motion passed 6-1 with Ms. Costantino opposed.

### **E. Adoption of Statement of Consistency**

*In voting to approve the proposed site plan, the Granite Quarry Planning Board does find this decision to be in the best interest of the public and to be consistent in general with policies stated in the Town's Comprehensive Plan.*

**ACTION:** Ms. Costantino made a motion to adopt the Statement of Consistency. The motion was seconded by Mr. Jacobs.

**ACTION:** Ms. Reid made a motion to amend the language of the Statement of Consistency as shown. The motion was seconded by Mr. Hudson. The motion passed 7-0.

**ACTION:** Ms. Costantino made a motion to adopt the amended Statement of Consistency. The motion was seconded by Mr. Jacobs. The motion passed 7-0.

### **Adjournment**

**ACTION:** Mr. Holshouser made a motion to adjourn the meeting. Mr. Jacobs seconded the motion. The motion passed 7-0. Chairman Luhrs closed the meeting at 7:16 p.m.

The following items were not reviewed before the meeting was adjourned:

- 4. Sign Ordinance Revision**
- 5. Pool Fence Text Amendment**
- 6. Driveway Ordinance Revision**

Respectfully Submitted,

*Aubrey Smith*

Town Clerk

**Agenda Item Summary**

Regular Monthly Meeting

September 14, 2020

Agenda Item 4

Summary

Recent increased code enforcement efforts have led to some rethinking of some of our regulations, in this case, the Sign Ordinance.

The preamble to our sign ordinance (Chapter 6 of the UDO) explains that the purpose of the regulations, in addition ensuring traffic and pedestrian safety is, “To provide a pleasing overall environmental setting and good community appearance, which is deemed vital to the continued economic attractiveness of the Town and its environs.”

Attachment

- PowerPoint Presentation
- UDO Chapter 6: Signs

Action Requested

***Motion to approve recommended text amendments to Board of Aldermen per staff recommendation with any revisions or additions as applicable.***

**Sign Ordinance Revision**

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Dolores Shannon (A)
- Rev David Trexler
- Joe Hudson
- Jim King (A)

Against:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
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- David Morris
- Michelle Reid
- Dolores Shannon (A)
- Rev David Trexler
- Joe Hudson
- Jim King (A)

**Agenda Item Summary**

Regular Monthly Meeting

September 14, 2020

Agenda Item 5

Summary

Review of current pool fence regulations and suggested amendments.

Attachment

- Swimming Pool Fence Regulations Memo

Action Requested

***Motion to approve recommended text amendments to Board of Aldermen per staff recommendation with any revisions or additions as applicable.***

**Pool Fence Text Amendment**

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Dolores Shannon (A)
- Rev David Trexler
- Joe Hudson
- Jim King (A)

Against:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Dolores Shannon (A)
- Rev David Trexler
- Joe Hudson
- Jim King (A)

MEMO

June 22, 2020

RE: Swimming Pool Fence Regulations

Narrative:

The Granite Quarry Uniform Development Ordinance (UDO) requires that all pools be enclosed by a fence at least four feet tall. Section 4.2.2.M specifically says, “*Swimming pools shall be enclosed with a fence of at least 4 feet in height*”, and that is all it says. We have cited several people with above ground swimming pools for not having a fence. Some argue that above ground pools with removable or securable ladders should be exempt as the pool itself serves as a barrier. This seems like a very logical argument.

Once pool owners accept that a fence must be installed (because that is the current language of the UDO) they ask detailed questions about what types of material are required, etc. As you can see, our current ordinance does not address those questions.

When considering a UDO text amendment we look at text from surrounding municipalities. During this research I found many were as simple as ours and others were very detailed, including other aspects of pool construction and operation. It turns out, however, that swimming pools are controlled by the State through the NC Building Code. Few people buying an above ground pool at Lowes or Walmart would stop to consider State Building Codes or even the need for a local permit much less something specific like the need for a fence. State Building Code addresses fencing and gates as follows:

#### **AV105.2 Outdoor Swimming Pool**

An outdoor swimming pool, including an in-ground, above-ground or on-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) above [grade](#) measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between [grade](#) and the bottom of the barrier shall be 2 inches (51 mm) or 4 inches (102 mm) where [concrete](#) or fixed [solid](#) material is used measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above [grade](#), such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).
2. Access gates shall comply with the requirements of Section AV105.2, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:



- A. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and
- B. The gate and barrier shall have no opening larger than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

Without going too far into unneeded operational detail, I would like to revise the current UDO language as follows:

Section 4.2.2

- M. All outdoor swimming pools, including in-ground, above-ground or on-ground pools, hot tubs or spas shall be surrounded by an enclosure which shall comply with the following:
  - (1) The purpose of the enclosure is to prevent unauthorized access by children and pets so as to prevent accidents such as drowning.
  - (2) The top of the barrier or fence shall be at least 48 inches above the ground.
  - (3) The enclosure may include the use, in addition to fencing and/or walls, building structures such as the house, garage or outbuildings as long as the pool is completely enclosed and secured from unauthorized access.
  - (4) Fencing material shall have a minimum opening of four inches and shall not be more than two inches above the ground.
  - (5) Fencing material shall be of a durable material usually used for fencing, and shall be installed in a way as to be strong enough to prevent access by children or pets. Materials and setbacks will be in compliance with Section 8.4.2 of the UDO.
  - (6) Access gates shall open outward, be designed for automatic closure and shall include child-proof latching devices on the inside of the gate.
  - (7) Pool and enclosure shall be installed and operated per NC Building Code Section AV105.2

**Agenda Item Summary**

Regular Monthly Meeting

September 14, 2020

Agenda Item 6

Summary

Current UDO and Code of Ordinances have sections concerning driveways, but the UDO spells out that, “These driveway requirements do not apply to single-family detached and two-family attached (duplex) residential uses.”

Since the UDO supersedes the Code of Ordinances when conflicting language exists, that statement applies to both documents. As such, we currently have no driveway regulations concerning single and two-family residential buildings.

The proposed text amendment fixes this problem and clarifies detailed information for all residential, commercial and industrial driveways.

Attachment

- PowerPoint Presentation
- Current Driveway Standards Memo
- Driveways Memo

Action Requested

***Motion to approve recommended text amendments to Board of Aldermen per staff recommendation with any revisions or additions as applicable.***

**Driveway Ordinance Revision**

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Dolores Shannon (A)
- Rev David Trexler
- Joe Hudson
- Jim King (A)

Against:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Dolores Shannon (A)
- Rev David Trexler
- Joe Hudson
- Jim King (A)

MEMO

Date: 01/28/2020

RE: Current Driveway Standards

In Uniform Development Ordinance:

### **Section 9.1 Parking General Provisions**

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The purpose of this section is to ensure that adequate and well-designed parking is provided for developments in the Town of Granite Quarry. The following are general requirements for all new developments **except single-family detached residential and two-family attached residential (duplexes)**. The expansion of existing development shall follow these requirements to the greatest extent possible.

### **Section 9.6 Driveways**

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**These driveway requirements do not apply to single-family detached and two-family attached (duplex) residential uses.**

- A. Driveways shall be not less than 10 feet in width for one-way traffic and 18 feet in width for two-way traffic.
- B. Twelve (12) foot wide driveways are permissible for two-way traffic when:
  - The driveway is not longer than 50 feet; and
  - The driveway provides access to not more than five (5) parking spaces; and
  - Sufficient turning space and stacking area is provided so that vehicles need not back into a public street.
- C. In no case shall a driveway width exceed 36 feet, except as required by NCDOT.
- D. Driveways shall be as nearly perpendicular to the street right-of-way as possible.
- E. Driveways shall line up with other driveways across the street and be shared between adjacent uses wherever possible.
- F. No driveway on a thoroughfare shall be less than 300 ft from an existing driveway, unless a shared driveway arrangement is not feasible, or other similar hardships as determined by the Technical Review Committee.

#### ***10.1.9.4 Driveways***

The number of street and driveway connections permitted serving a single property frontage or commercial development shall be the minimum deemed necessary by the Town or NCDOT for reasonable service to the property without undue impairment of safety, convenience, and utility of the roadway. Normally, not more than two (2) driveways shall be permitted for any single property frontage. The arrangement of driveways should be related to adjacent driveways and nearby street intersections and meet the following criteria:

1. Commercial drives leading to a site in the Commercial or Industrial districts must include vertical curb and gutter as stated in 10.1.5.
2. Residential drives shall be located a minimum of 10 feet from the point of tangency of curb radii of street intersections.
3. Driveways serving streets with traffic volumes in excess of 300 ADT or accessing thoroughfares shall be located a minimum of 250 feet from the point of tangency of the radius of curvature of the intersecting street.
4. Where two (2) driveways are proposed along a single property frontage to facilitate operations, the minimum distance between the centerlines of the drives shall be 200 feet.
5. The minimum distance between the centerlines of driveways into shopping centers or facilities generating in excess of 300 ADT shall be a minimum of 400 feet.
6. Full access driveways open to signalization should be 1000 feet apart. Driveways which access thoroughfares and serve more than 1500 ADT shall provide deceleration lanes in approach to the driveway.

In Code of Ordinances:

#### **Sec. 15-51. Construction specifications.**

The construction of driveways shall be according to town specifications.

#### **Sec. 15-52. Permit required.**

It shall be unlawful for any person to break out any street curb for the purpose of constructing a driveway entrance, or to construct any driveway across the grass plot or sidewalk, without first obtaining a written permit from the public works department.

#### **Sec. 15-53. Supervision of work.**

Any and all work performed under the provisions of this article shall be done under the supervision of the public works department.

#### **Sec. 15-54. Paving generally.**

All driveway entrances constructed or reconstructed upon the street rights-of-way of the town shall be paved in the manner described in this article.

**Sec. 15-55. Proximity to intersections, hydrants, etc.**

No driveway entrance shall be permitted to intersect the radius of any street corner or be so located that it interferes with intersection sidewalks (or no closer than twenty-five (25) feet to the intersection of right-of-way line, whichever is greater), traffic signals, lamp standards, fire hydrants or other public improvements unless specific approval is obtained from the public works department and necessary adjustments to public improvements or installations are accomplished without cost to the town, and in accordance with section 15-58(g).

**Sec. 15-56. Minimum size of serviced area.**

The area to which a driveway provides access shall be sufficiently large to store vehicles using the driveway completely off the right-of-way and shall be of sufficient size to allow the functions related thereto to be carried out completely on the private property.

**Sec. 15-57. Side clearance.**

All portions of the driveway including the returns shall be between the property lines of the property served, and shall not encroach on adjoining properties. (Rev. 8-7-2006)

**Sec. 15-58. Number, width of openings.**

- (a) Residential generally. The width of residential driveway entrances shall be limited to twenty (20) feet each as measured along the curblines with not more than two (2) such entrances to the same property. When two entrances are constructed to serve the same residence, there shall be a minimum distance of twenty-five (25) feet of curb allowed to remain between the driveway entrances measured along the curblines.
- (b) Duplex (two-family). The width of a driveway entrance shall be limited to twenty (20) feet each as measured along the curblines when two entrances are made to the same property, provided there shall be a minimum distance of twenty-five (25) feet of curblines allowed to remain between the driveways. The width of a single driveway entrance to serve a duplex shall be limited to twenty-four (24) feet. There shall be no more than two (2) entrances to the same property.
- (c) Multifamily. When driveway entrances are constructed to serve apartment houses, such entrances may be twenty-four (24) feet in width measured at the curblines with not more than two such entrances to the same property from the same street. When two driveway entrances are constructed, there shall be at least twenty-five (25) feet between driveway entrances measured at the curblines.
- (d) Joint driveways. The width of a joint driveway, as may be authorized by the zoning department, serving two adjacent pieces of property shall be limited to twenty-four (24) feet along the curblines, provided no other means of driveway access is reasonably available and the permit for such driveway is signed by the then owner(s) of the adjacent property. There shall be no more than one (1) joint driveway for each two (2) adjacent pieces of general residential property and no more than two (2) joint driveways for each two (2) adjacent pieces of duplex or multifamily residential property.
- (e) Business. Driveway entrances and exits, either or both, constructed to serve business property shall not exceed thirty-five (35) feet in width and not more than two (2) such curb openings shall be permitted from

the same street to serve any business or combined group of businesses such as shopping centers. When two (2) openings are constructed, there shall be a minimum distance of five (5) feet of curb allowed to remain between the driveway entrances.

- (f) Industrial. Curb openings made to provide entrances or exits to industrial plants may be fifty (50) feet in width with not more than one such entrance to the same property; except, that the zoning department may approve, without the concurrence of the Board of Aldermen, a second entrance when it deems such is in the public interest to facilitate ingress and egress to the property. When two (2) or more such industrial driveway entrances are constructed, there shall be a minimum of fifty (50) feet between such entrances as measured at the curblines.
- (g) Corner lots. Property having frontage on two intersecting streets within one hundred (100) feet of the intersection of such streets shall have access only from the minor or less intensively used street except as may be authorized under section 15-69, and in accordance with section 15-55.

**Sec. 15-59. Relocation, alteration or driveway approaches-Permit required; limitation.**

Existing driveway approaches shall not be relocated, altered or reconstructed without a permit approving such relocation, alteration or reconstruction. Such driveway approaches when so relocated, altered or reconstructed shall be subject to the limitations set forth in sections 15-59 through 15-62.

**Sec. 15-60. Same-Replacement of curbs.**

When the use of any driveway approach is changed making any portion or all of any driveway approach unnecessary in the opinion of the zoning department, the owner of the abutting property shall, at his own expense, replace all necessary curbs, gutters and sidewalks within sixty (60) days after written notice from the zoning officer.

**Sec. 15-61. Same-Reconstruction by abutting property owner.**

When an existing building or structure is served by a driveway approach (not conforming to the provisions of this article) which is demolished, repaired or altered, the owner of the abutting property shall, at his/her own expense, reconstruct the driveway approach so as to conform to the provisions of sections 15-59 through 15-62.

**Sec. 15-62. Driveway approaches; conformance to town standards.**

All work done in the construction of driveway approaches shall conform to town standards for concrete sidewalk and driveway approaches as established in this chapter or by the zoning department. The maintenance department will inspect all such work.

**Sec. 15-63. Thickness of pavements.**

The thickness of pavement shall not be less than six (6) inches including a top surface of not less than one inch of asphaltic concrete and the stone base.

**Sec. 15-64. Replacement of existing sidewalks.**

When any driveway entrance is constructed or reconstructed, any existing four (4) inch sidewalk shall be replaced with concrete specifications of 3,000 PSI or of not less than six (6) inches in thickness where the driveway crosses the sidewalk. The pedestrian walk shall be indicated by false cracks or lines in the pavement. The newly constructed section of sidewalk shall be at an elevation or grade approved by the maintenance department.

**Sec. 15-65. Materials for construction of residential driveways.**

Paving materials used shall be of cement with specifications of 3,000 PSI or asphaltic concrete with a thickness of at least six (6) inches.

**Sec. 15-66. Property owner's responsibility for maintenance and repairs.**

Responsibility for maintenance and repairs to new and existing driveway entrances or exits shall rest with the property owner. Upon receipt of a notice to repair damaged pavement, the property owner shall make the necessary repairs within sixty (60) days in accordance with the requirements set forth in this article. If the required repairs and/or maintenance are not completed within the time specified, the maintenance department will complete the necessary repairs and/or maintenance and the owner will be responsible for reimbursing the town. Failure to do so within the specified time will result in a lien being placed upon the property.

**Sec. 15-67. Driveways from state highway streets.**

Where the property is to be served by a driveway opening into a state highway street, a permit as required by the State Highway Commission Manual on Driveway Entrance Regulations shall be first submitted to the planning department for its review and approval. The requirements of this article or those of the Manual on Driveway Entrance Regulations, whichever is greater, shall be the minimum standards for development.

**Sec. 15-68. Responsibility for damages; use of barricades, lights.**

The property owner shall be responsible for removing all debris and surplus materials upon completion of the work and shall maintain the premises in a safe manner, providing adequate barricades and lights at his/her own expense to protect the safety of the public using adjacent street or sidewalks and shall hold the town free and harmless from all damages for any liability incurred.

MEMO

Date: March 16, 2020

RE: Driveways

Narrative:

Both Section 10.1.9.4 of the Uniform Development Ordinance (UDO) and Chapter 15, Article II of the Town's Code of Ordinances reference driveway regulations. As there is some language in each that is not in the other and as some requirements are contradictory, we are suggesting a completely new rewrite of the UDO section and a deletion of all driveway regulations currently included in the Code of Ordinances, specifically Section 10.1.9.4 in the UDO will be completely rewritten and Article II of Chapter 15 in the Code of Ordinances will be deleted. This new section will be used in the Town's codification project underway at this time.

Some of the confusion and contradiction comes from mixing the requirements for commercial and residential driveways and with little thought given to driveways included as a new structure is built versus those added after-the-fact. Our rewrite will breakout the requirements into several subsections to address differences and avoid confusion.

Suggested text amendment:

#### 10.1.9.4 Driveways

##### A. General

- a. It shall be unlawful for any person to break out or cut any street curb for the purpose of constructing a driveway entrance to any property or to construct any driveway across the grass planting strip or sidewalk where curbs do not exist without first obtaining a permit from the Town's Planning Department. A separate permit will not be required where driveway curb cuts are built as a part of a new or reconstructed street.
- b. Plans for curb cuts for new driveways including approach aprons, sidewalks, driveways and parking areas will be approved by the Town's Maintenance Director who will also inspect the final installation.
- c. No driveway shall be permitted to be closer than 5 feet to an adjacent property line. No driveway for a corner lot shall be permitted within 15 feet of the intersecting right-of-way lines.
- d. No driveway shall be permitted so to interfere with a sidewalk intersection, traffic signal, street light standard or support, fire hydrant or water meter.
- e. Driveways shall be constructed so as to prevent stormwater from flowing down the driveway. This shall be accomplished by sloping the approach apron (entrance) or driveway itself up from its connection to the road surface, maintaining a valley at the road connection point.
- f. Drainage ditches along roads will be piped under the driveway with a concrete pipe of adequate size to carry the water flow as determined by the Town's Maintenance Director but not less than 15 inches in diameter. Pipe should be



installed as per NCDOT standards and approved by the Town's Maintenance Director.

- g. Driveways connecting to State maintained roads shall be permitted by NCDOT and installed per their standards.
  - h. Street pavement, curb and gutters, and sidewalks disturbed during the installation of driveways shall be repaired to like-new condition by the contractor or property owner.
  - i. Driveway approach apron shall be constructed of poured concrete at least 6 inches thick on a stone base and at least 24 inches wide or wide enough to connect to new or existing sidewalks. When connected to an existing 4-inch thick sidewalk, that sidewalk shall be replaced with a new 6-inch thick, 3,000 PSI concrete sidewalk at least 5 feet wide (or wider if needed to match existing sidewalks).
  - j. When a driveway is relocated on a property, the unused portion of the existing curb cut will be replaced by the property owner. When an existing curb cut or driveway entrance is altered or repaired, it shall be made to conform to all dimensional requirements of this section.
  - k. Maintenance responsibility for all driveways including associated curb cuts, sidewalks and driveways will rest with the property owner. After notification, if not repaired within 60 days the Town will undertake needed repairs and bill the property owner for this work. If not paid, the Town will use all legal means to collect the outstanding bill including filling a lien on the property.
- B. Residential Driveways
- a. Driveways shall be no less than 12 feet wide and no greater than 20 feet wide.
  - b. Residential properties shall have no more than two driveway entrances on one street. Corner lots may have 2 driveway entrances on one street and an additional one on the other street.
  - c. Driveway material shall be a minimum of:
    - i. 4-inch thick 3,000 psi poured concrete over a compacted stone base or,
    - ii. Pressure compacted 4-inch thick asphalt over a compacted stone base or,
    - iii. Brick pavers over sand on a compacted soil base or,
    - iv. Pervious tiles installed per manufacturer's directions or,
    - v. Decorative rock laid over compacted stone base or,
    - vi. Other paving materials as might be approved by the Town's Maintenance Director
  - d. Driveway shall be installed per industry standards and manufacturer's instructions. Settable materials such as concrete shall be installed using removable forms (excavated dirt edge shall not be used as the form) and after forms are removed, dirt backfill shall be used to bring the adjacent lawn area up to the driveway top elevation. Non-settable materials shall be installed with an edging material (landscape timbers, metal edging, poured concrete edging, etc.) to prevent future erosion of the paving material.
- C. Commercial Driveways
- a. Commercial driveways shall be no less than 25 feet wide and no greater than 35 feet wide. Wider driveways may be approved during the site plan review process.
  - b. Commercial properties shall have no more than two driveway entrances on each street. Corner lots may have 2 driveway entrances on each street.

- c. Driveway material shall be a minimum of:
    - i. 4-inch thick 3,000 psi poured concrete over a compacted stone base or,
    - ii. Pressure compacted 4-inch thick asphalt over a compacted stone base or,
    - iii. Other paving materials as might be approved by the Town's Maintenance Director
    - iv. Maintenance Director may require thicker pavement if high truck traffic volume is expected.
  - d. Driveway shall be installed per industry standards and manufacturer's instructions.
- D. Industrial Driveways
- a. Driveways shall be no less than 35 feet wide and no greater than 50 feet wide. Wider driveways may be approved during the site plan review process.
  - b. Industrial properties shall have no more than two driveway entrances on one street.
  - c. Driveway material shall be a minimum of:
    - i. 6-inch thick 3,000 psi poured concrete over a compacted stone base or,
    - ii. Other paving materials as might be approved by the Town's Maintenance Director
    - iii. Maintenance Director may require thicker pavement if high truck traffic volume is expected.
  - d. Driveway shall be installed per industry standards and manufacturer's instructions.
- E. Variances
- a. Dimensional requirements of this section can be altered by the issuance of a variance by the Town's Board of Adjustment when their strict enforcement would cause undue hardship on the property owner or make the intended use of the property impossible. Variances may not be issued merely as a matter of cost savings.