



AGENDA

CALL TO ORDER

DISCUSSION ITEMS

1. **Discussion and Review of New Subaru Dealership** – *(Travis Morgan)* - Subaru will be presenting revised plans for a new dealership located at 10400 Cadillac St. **(INFORMATIONAL)**.

CLOSED SESSION will be held pursuant to **NCGS 143-318.11 (6)** to discuss a personnel item.

ADJOURN

If you require any type of reasonable accommodation as a result of physical, sensory, or mental disability in order to participate in this meeting, please contact Barbara Monticello, Clerk of Council, at 704-889-2291 or bmonticello@pinevillenc.gov. Three days' notice is required.

ZOOM MEETING INFORMATION

<https://us02web.zoom.us/j/89060716560?pwd=Vlo0eFBIZkh0MUhUa3ZEanA5RGNSQT09>

Meeting ID: 890 6071 6560

Passcode: 471582

One tap mobile

+13017158592,,89060716560#,,,,*471582# US (Washington DC)

+13126266799,,89060716560#,,,,*471582# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

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Workshop Meeting



To: Town Council
From: Travis Morgan
Date: 5/24/2021
Re: **Proposed Subaru Car Dealership** (*Informational Item*)

UPDATE:

Plan has been updated with more detail regarding parking and landscaping, display cars, and signage. Previous comments included:

- 1) Display vehicles. Front stand-alone vehicle removed. 5 front vehicles in line as shown with one customer car pickup/photo location in the inset left of the building front for the total 6 noted.
- 2) Signage. Signage to meet ordinance. No roof signs. Subaru graphics in single line as shown below the roof.
- 3) Lighting and landscape to meet ordinance. Staff to approve lighting to match or be less than other dealers. Maximum foot candles on Hyundai was 30 at select display areas only. Standard screening shrubs and parking lot trees.
- 4) Sidewalk extension into property added.
- 5) No loading activities outside of property such as on public street. See note 6A&B.
- 6) No outside vehicle servicing see note 7A&B
- 7) Additional brick on upper story and gray/tan brick color change

BACKGROUND:

The former Funtastics business at 10400 Cadillac Street is closed and there is development interest to redevelop the property. The location is at the dead end of Cadillac Street which is a challenge for general retail uses.

PROPOSAL:

Demolition of the existing building in favor of new dealership located at the front of the site to place parking to the side or rear similar to other new approved dealerships and also to keep the back of the site open should the Blue line rail extension follow the 485 corridor as proposed.

DEVELOPMENT SUMMARY:

Location:	10400 Cadillac
Acreage:	10.799 acres (minimum 4 acres)
Square Footages:	60,000 (28,000 minimum)
Accessory Structure:	2,000 (car wash)
Parking Provided:	Parking met. 683 shown (300 minimum)
Display Vehicles:	6 front display cars shown (includes car in left covered area)

STAFF SUMMARY:

The proposal is improved over the original concept. Staff notes site location requires a destination-based business. Dealership would more viable than housing or other similar zoning proposals. Staff also notes the service bays and vehicle stacking on the back side of the building only. Staff did prefer the red variety brick seen previously but supports the additional upper brick percentage shown. Six front display cars are consistent with approved dealerships on the same (East) side of North Polk Street. First two handicap parking spaces left of front entry may need screening by way of decorative fence due to adjacent retaining wall. Proposal to meet all other standard Town and County requirements. Staff supports the proposal.

PROCEDURE:

This workshop is to gain information about the proposal. This meeting is to familiarize you with the applicant's request go over updates and modifications shown and to hear any initial public comment.



**SUBARU
SOUTH
CHARLOTTE**

10400 CADILLAC ST
PINEVILLE, NC 28134

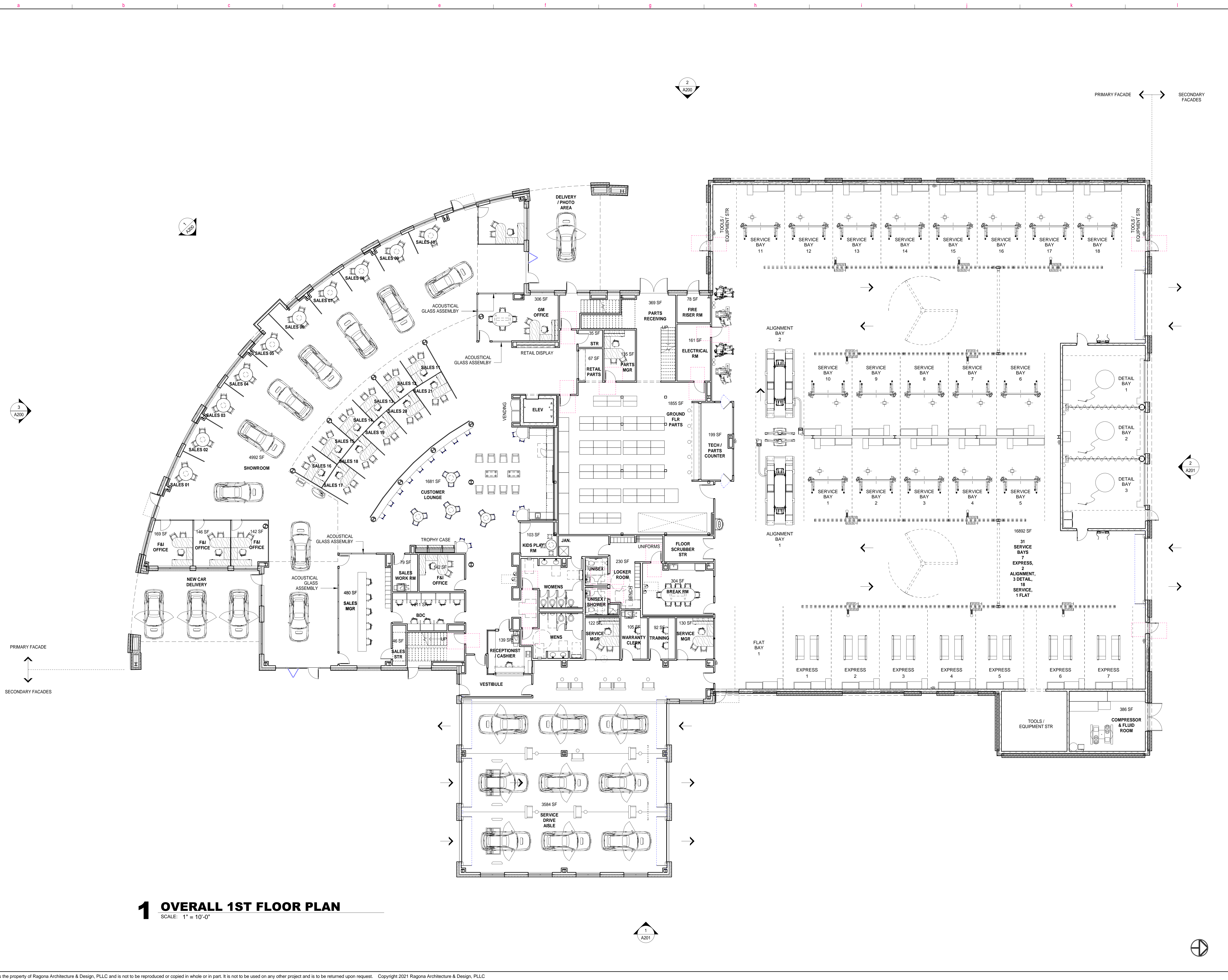
KEY PLAN

Revisions		
#	Date	Description

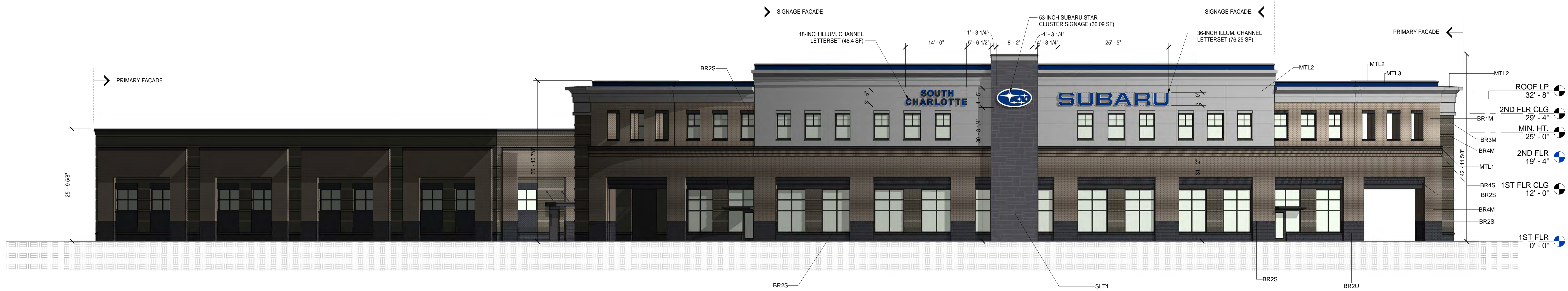
Project Number: 20116
Issued for: PRELIMINARY V11
Issue Date: 2021-05-19

DRAWING TITLE
1ST FLOOR PLAN

SHEET NUMBER
A101



1 OVERALL 1ST FLOOR PLAN
SCALE: 1" = 10'-0"



1 SOUTHWEST (FACING CADILLAC ST)
SCALE: 1" = 10'-0"

SIGNAGE CALCULATIONS: PER PINEVILLE ZONING ORDINANCE SECTION 5.4.4 PRIMARY BUILDING FACADE, 2 SF FOR EACH LINEAR FOOT OF WALL FRONTAGE OR 5% OF WALL WHICHEVER IS GREATER. TOTAL COMBINED SQUARE FOOTAGE OF SIGNS SHALL NOT EXCEED 300 SF.
FACADE AREA = 4,989 SF x 5% = 250 SF MAX.
FACADE LENGTH = 123 LF x 2 SF = 246 SF
48.4+36.09+76.25 = 160.74 SF PROVIDED < 250



2 WEST (FACING CADILLAC ST & CARMAX)
SCALE: 1" = 10'-0"

PRIMARY FACADE MATERIAL PERCENTAGES		
MATERIAL	AREA	PERCENTAGE
BRICK	9,288 SF	71 %
SLATE	422 SF	3 %
METAL PANEL	1,752 SF	14 %
GLASS / FRAMES	1,563 SF	12 %
TOTAL	13,025 SF	100 %

EXTERIOR MATERIALS		
TAG	POCHE SYMBOL	BASIS-OF-DESIGN DESCRIPTION
BR1M	[Symbol]	BRICK: 3-5/8" x 2-1/4" x 7-5/8" MODULAR WIRECUT PATTERN: RUNNING BOND COLOR: TAYLOR BRICK "FRENCH GRAY WIRECUT" MORTAR COLOR: HOLCIM MORTAMIX "TYPE S" SEALANT COLOR: BASF NP1NP2 "GRAY"
BR1S	[Symbol]	BRICK: 3-5/8" x 2-1/4" x 7-5/8" MODULAR WIRECUT PATTERN: SOLDIER COURSE COLOR: TAYLOR BRICK "FRENCH GRAY WIRECUT" MORTAR COLOR: HOLCIM MORTAMIX "TYPE S" SEALANT COLOR: BASF NP1NP2 "GRAY"
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BR2U	[Symbol]	BRICK: 3-5/8" x 3-5/8" x 11-5/8" NOM. UTILITY WIRECUT PATTERN: RUNNING BOND COLOR: TAYLOR BRICK "BLACK ONYX WIRECUT" MORTAR COLOR: HOLCIM MORTAMIX "TYPE S" SEALANT COLOR: BASF NP1NP2 "GRAY"
BR3M	[Symbol]	BRICK: 3-5/8" x 2-1/4" x 7-5/8" MODULAR WIRECUT PATTERN: RUNNING BOND COLOR: TAYLOR BRICK "#323 GRAY WIRECUT" MORTAR COLOR: HOLCIM MORTAMIX "TYPE S" SEALANT COLOR: BASF NP1NP2 "GRAY"
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MTL1	[Symbol]	KAUWEER MEDIUM-STYLE ALUMINUM STOREFRONT WITH "40 DARK BRONZE" FINISH PER A-810C21A44 EXPOSED METAL / STEEL PRIMER SHERWIN WILLIAMS KEM KROMIK UNIVERSAL METAL PRIMER B50WZ1 WITH 2 COATS SHERWIN WILLIAMS PRO INDUSTRIAL WATERBASED ALKYD URETHANE SEMI-GLOSS 553-1150, COLOR: "SW6991 BLACK MAGIC"
MTL2	[Symbol]	ACM METAL PANEL "SILVER" (NON-REFLECTIVE)
MTL3	[Symbol]	ACM METAL PANEL "AWARD BLUE" (NON-REFLECTIVE)
SLT1	[Symbol]	THIN VENEER SLATE



SUBARU SOUTH CHARLOTTE

10400 CADILLAC ST
PINEVILLE, NC 28134

KEY PLAN

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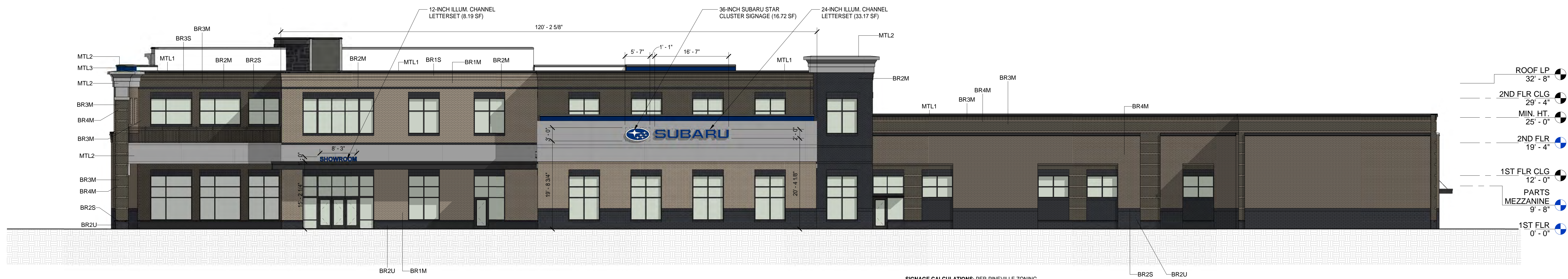
DRAWING TITLE
PRIMARY STREET FACING ELEVATIONS

SHEET NUMBER
A200

3 SOUTH (FACING CADILLAC ST & GOLF RANGE)
SCALE: 1" = 10'-0"



SIGNAGE CALCULATIONS: PER PINEVILLE ZONING ORDINANCE SECTION 5.4.4 SECONDARY BUILDING FACADE, 1 SF FOR EACH LINEAR FOOT. TOTAL COMBINED SQUARE FOOTAGE OF SIGNS SHALL NOT EXCEED 300 SF.
FACADE LENGTH = 60.51 LF x 1 SF = 60.51 SF MAX.
12.3+14.4 = 26.7 SF PROVIDED < 60.51 SF



SIGNAGE CALCULATIONS PER PINEVILLE ZONING ORDINANCE SECTION 5.4.4 SECONDARY BUILDING FACADE. 1 SF FOR EACH LINEAR FOOT. TOTAL COMBINED SQUARE FOOTAGE OF SIGNS SHALL NOT EXCEED 300 SF.

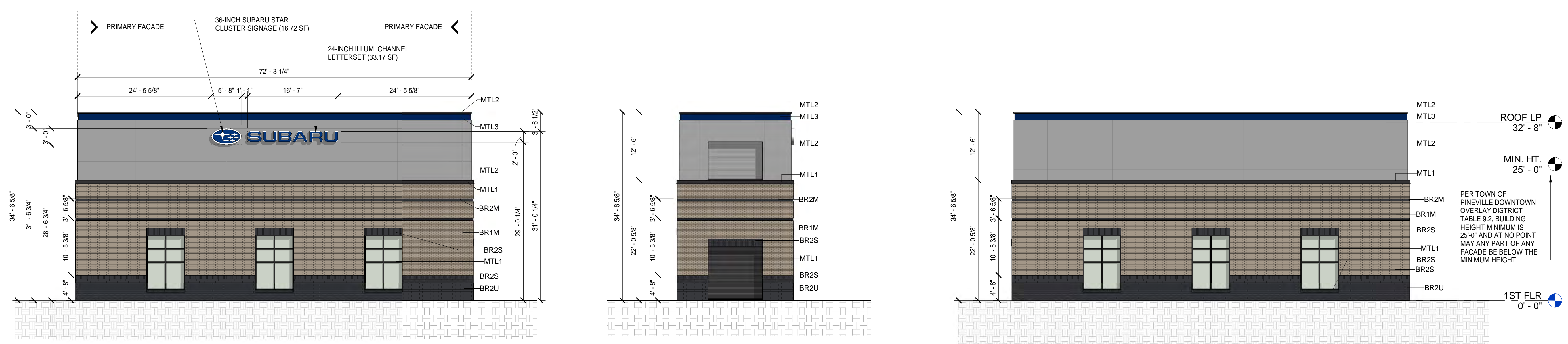
FACADE LENGTH = 120.22 LF x 1 SF = **120.22 SF MAX.**

8.19 + 16.72 + 33.17 = **58.08 SF PROVIDED** < 120.22 SF

1 EAST (FACING PARKING LOT & I-485)
SCALE: 1" = 10'-0"



2 NORTH (FACING I-485)
SCALE: 1" = 10'-0"



SIGNAGE CALCULATIONS PER PINEVILLE ZONING ORDINANCE SECTION 5.4.4 PRIMARY BUILDING FACADE. 2 SF FOR LINEAR FOOT OF WALL. FRONTAGE OR 5% OF WALL WHICHEVER IS GREATER. TOTAL COMBINED SQUARE FOOTAGE OF SIGNS SHALL NOT EXCEED 300 SF.

FACADE AREA = 2,497 SF x 5% = 125 SF
FACADE LENGTH = 72.27 LF x 2 SF = **145 SF MAX.**

16.72 + 33.17 = **49.89 SF PROVIDED** < 145 SF

3 CAR WASH (FACING I-485)
SCALE: 1" = 10'-0"

4 CAR WASH (ENTER / EXIT)
SCALE: 1" = 10'-0"

5 CAR WASH (FACING PARKING LOT)
SCALE: 1" = 10'-0"

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SUBARU SOUTH CHARLOTTE

10400 CADILLAC ST
PINEVILLE, NC 28134

KEY PLAN

Revisions		
#	Date	Description

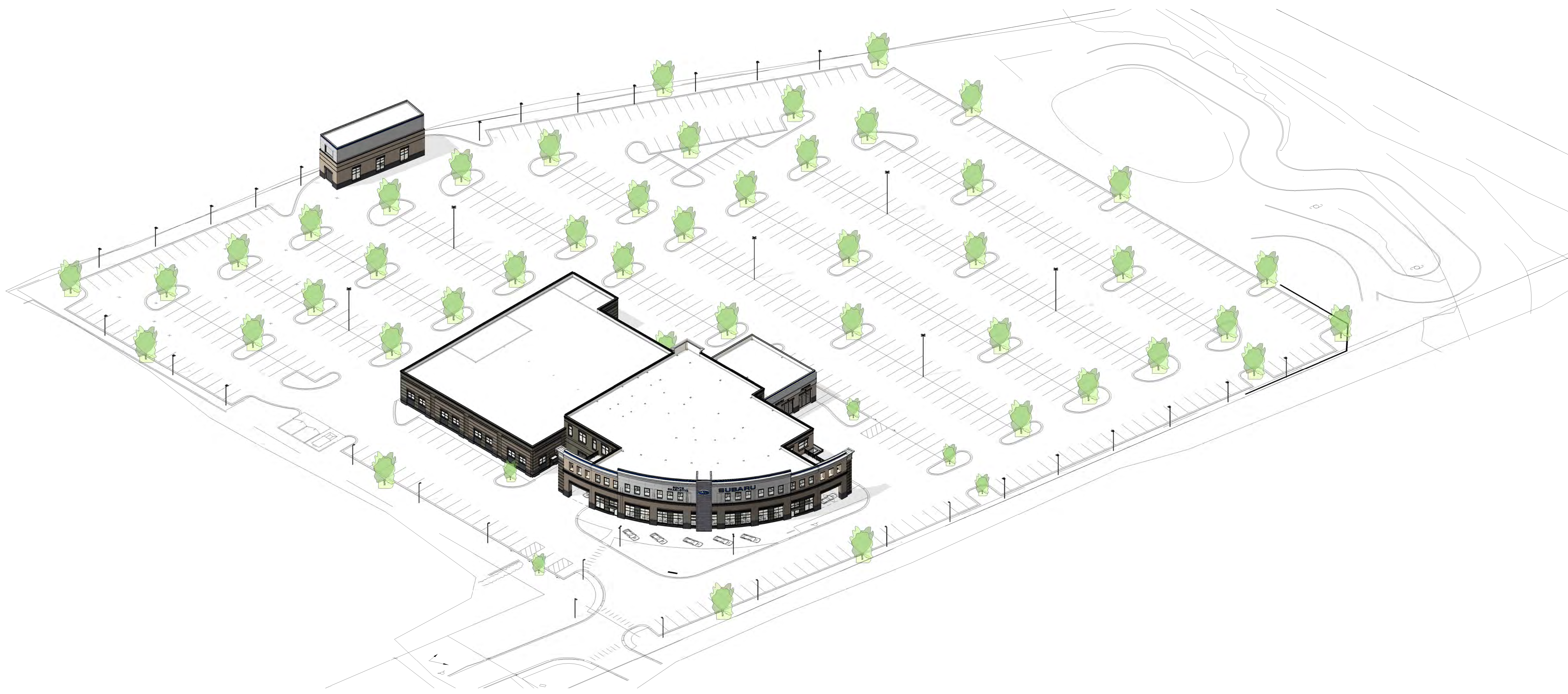
Project Number: 20116
Issued for: PRELIMINARY V11
Issue Date: 2021-05-19

DRAWING TITLE
SECONDARY & CAR WASH ELEVATIONS

SHEET NUMBER
A201



2 3D PERSPECTIVE (LOOKING DOWN CADILLAC ST)
SCALE:



1 3D AXON (CADILLAC ST SIDE)
SCALE:



**SUBARU
SOUTH
CHARLOTTE**

10400 CADILLAC ST
PINEVILLE, NC 28134

KEY PLAN

Revisions		
#	Date	Description

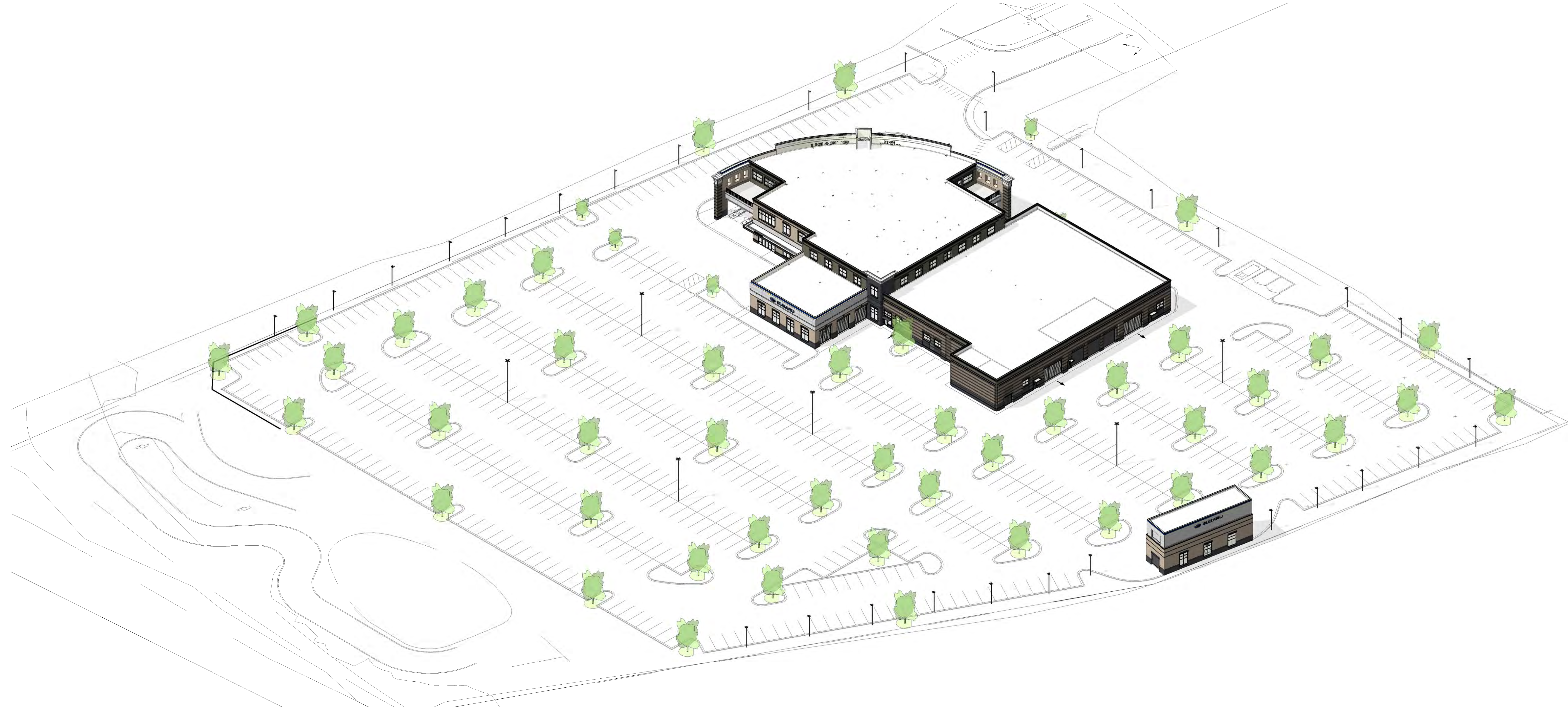
Project Number: 20116
Issued for: PRELIMINARY V11
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DRAWING TITLE
**3D AXON &
PERSPECTIVE
FROM CADILLAC
ST SIDE**

SHEET NUMBER
A300



2 3D PERSPECTIVE (LOOKING FROM PARKING LOT SIDE)
SCALE:



1 3D AXON (I-485 SIDE)
SCALE:



**SUBARU
SOUTH
CHARLOTTE**

10400 CADILLAC ST
PINEVILLE, NC 28134

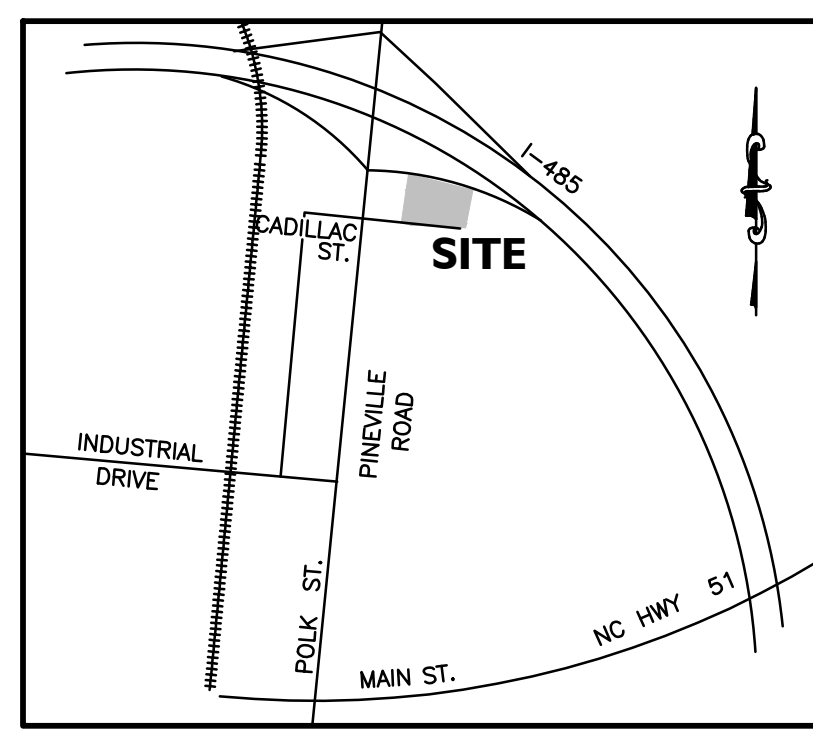
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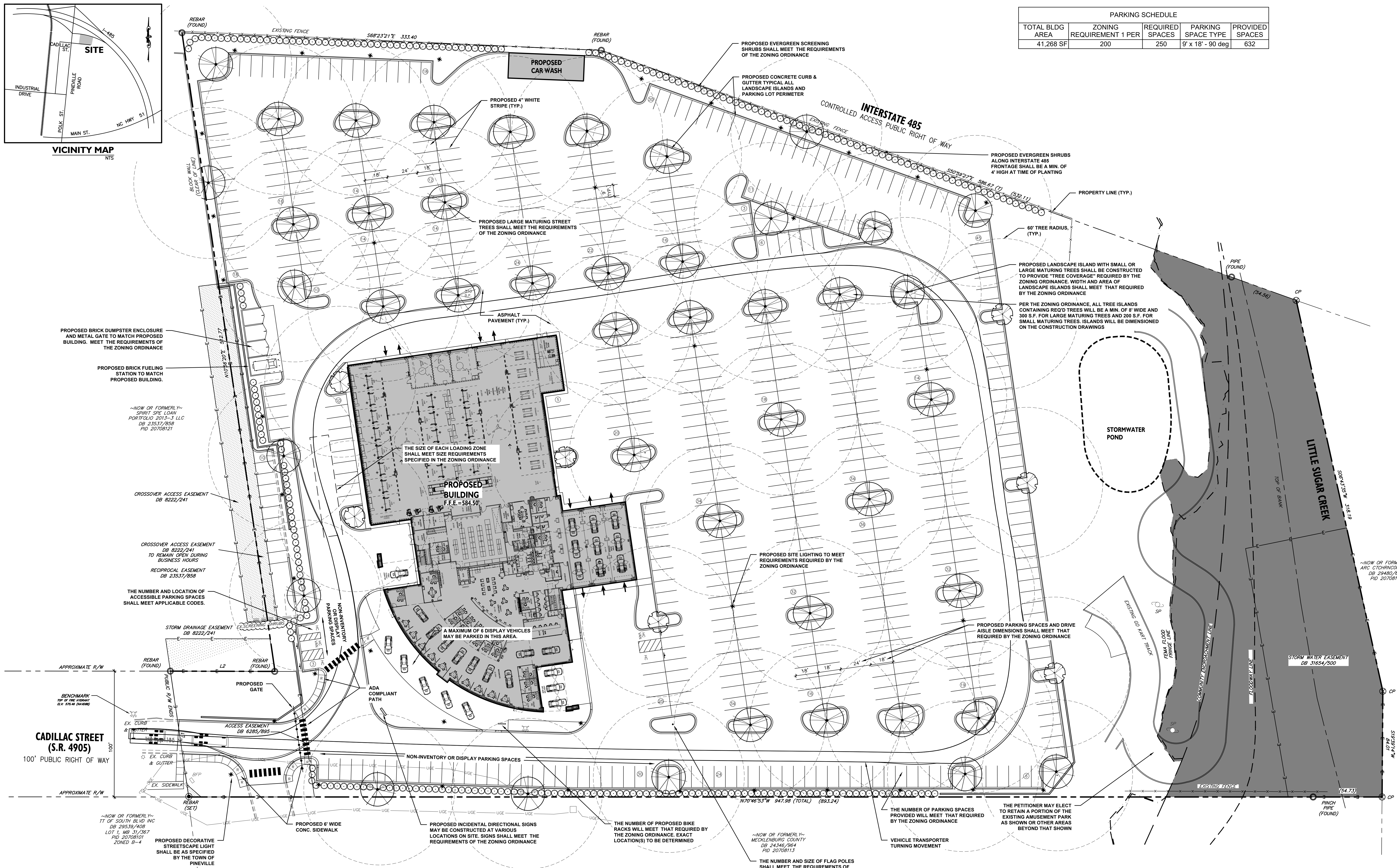
DRAWING TITLE
**3D AXON &
PERSPECTIVE
VIEWS FROM
PARKING LOT**

SHEET NUMBER
A301



VICINITY MAP
NTS

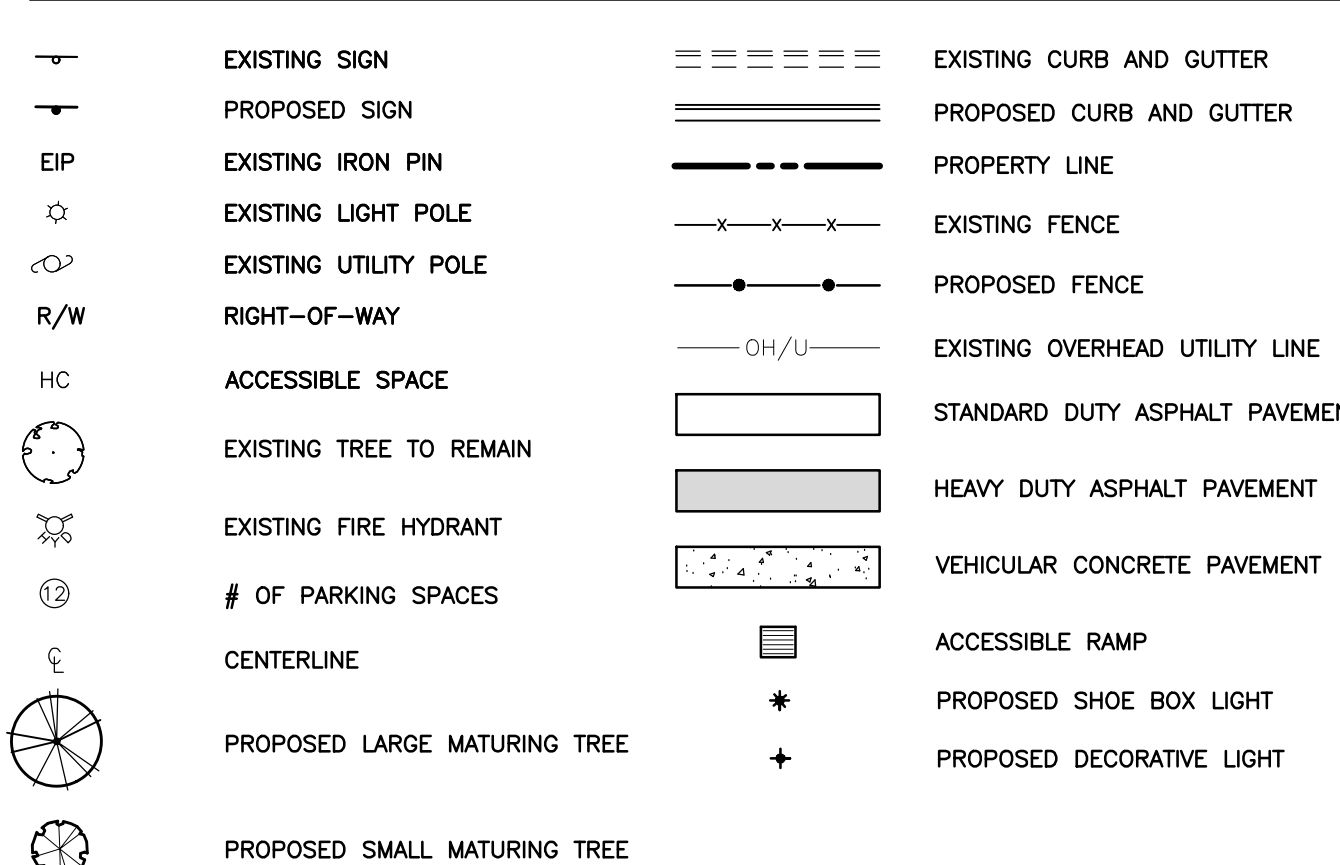
TOTAL BLDG AREA	PARKING SCHEDULE		
	ZONING REQUIREMENT 1 PER	REQUIRED SPACES	PROVIDED SPACES
41,268 SF	200	250	632



CONDITIONAL NOTES

- ZONING** - B-4 CONDITIONAL USE PERMIT REQUESTED FOR A SINGLE AUTO DEALERSHIP ON THE SITE
- BUILDING AREA AND LOCATION**
 - NEW STRUCTURE AREA SHALL NOT EXCEED 60,000 GROSS HEATED SQUARE FEET
 - ACCESSORY STRUCTURES SHOWN SHALL NOT EXCEED 2000 GROSS SQUARE FEET
- PARKING AND TREE COVERAGE**
 - PARKING DATA: 56,025 S.F. MAIN BUILDING @ 1 SP/200 SF+280 SPACES REQ'D
 - SPACES PROVIDED WILL EXCEED 280 (APPROX. 683 SHOWN) NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES SHALL MEET APPLICABLE CODES
 - NUMBER OF REQUIRED BIKE RACKS WILL MEET OR EXCEED THAT REQUIRED BY ZONING ORDINANCE. EXACT LOCATIONS TO BE DETERMINED AND REVIEWED WITH PLANNING STAFF.
 - PER THE ORDINANCE ALL TREE ISLANDS CONTAINING TREES WILL BE A MINIMUM OF 8 FEET WIDE AND 300 FT² FOR LARGE MATURING TREES AND 200 FT² FOR SMALL MATURING TREES. ISLANDS WILL BE DIMENSIONED ON THE CONSTRUCTION DRAWINGS. TREES WILL BE SPACED TO PROVIDE THE 60 FT² RADIUS "TREE COVERAGE" REQUIRED.
- STREETSCAPE IMPROVEMENTS**
 - A 6" CONCRETE SIDEWALK WILL BE CONSTRUCTED FROM THE EASTERN END OF THE EXISTING SIDEWALK TO THE DEALERSHIP.
- LANDSCAPING**
 - LANDSCAPING PROVIDED WILL MEET OR EXCEED THE ORDINANCE. PROPOSED EVERGREEN SCREENING SHRUBS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE ZONING ORDINANCE AND ARE SHOWN ON THE DRAWINGS. PARKING IS SCREENED PER THE PINEVILLE ZONING ORDINANCE.
 - ALL REQUIRED LANDSCAPING SHALL BE ON IRRIGATION.
- VEHICLE LOADING/ UNLOADING**
 - VEHICLE TRANSPORT MOVEMENT DIAGRAM ILLUSTRATES THE VEHICLE WILL BE FULLY ACCOMMODATED WITHIN THE SITE
 - VEHICLE TRANSPORT SHALL NOT BE ALLOWED TO UTILIZE PUBLIC STREETS FOR UNLOADING/LOADING AT ANY TIME. THE SIZE OF EACH REQUIRED LOADING ZONE ON THE SITE SHALL MEET SIZE AND HEIGHT REQUIREMENTS SPECIFIED IN THE ZONING ORDINANCE, AS SHOWN ON THE DRAWINGS.
- SITE ACTIVITIES**
 - ALL SERVICE ACTIVITIES ARE INTENDED TO TAKE PLACE INSIDE THE FACILITY, AND ARE GENERALLY PROHIBITED IN THE DRIVEWAY AND PARKING AREAS OF THE SITE. EMERGENCY SERVICE EXEMPTED (QUICK BATTERY CHANGE OUT FOR A DEAD CAR FOR EXAMPLE).
 - HOODS WILL NOT BE LEFT OPEN FOR CALLING ATTENTION, DISPLAY AND/ OR ADVERTISING PURPOSES.
- STORMWATER**
 - STORM WATER DETENTION WILL BE ABOVE GROUND OR BELOW GROUND AS ELECTED BY THE OWNER.
- SITE LIGHTING**
 - POLE HEIGHT AND LIGHTING TYPE WILL MEET OR EXCEED THE ORDINANCE. LOCATIONS OF LIGHTS SHOWN MAY BE ADJUSTED BASED ON A PHOTOMETRIC STUDY.
- SIGNAGE**
 - SIGNS ON THE BUILDING WILL MEET THE SIZE AND LIMITS OF THE ORDINANCE. MISCELLANEOUS SMALL SIGNS ON SITE, AS ALLOWED BY THE ORDINANCE, WILL BE UTILIZED FOR DIRECTIONS, RESTRICTIONS, AND WAYFINDING.

LEGEND



Seals:

PRELIMINARY
NOT FOR
CONSTRUCTION

Corp. NC License: F-1320



Subaru South Charlotte
10400 Cadillac Street
Pineville, North Carolina 28134

Project No: 17.000438
Date: 05.19.21
Revisions:

Sheet Title:
**Conditional
Use Plan**

Sheet No:

C001



#	Date	Comments
01	mm/dd/yy	Note #1
02	mm/dd/yy	Note #2
03	mm/dd/yy	Note #3
04	mm/dd/yy	Note #4
05	mm/dd/yy	Note #5

Revisions	

Drawn By: MCS
 Checked By: NA
 Date: 5/19/2021
 Scale: Not to Scale

SUBARU SOUTH CHARLOTTE
 PHOTOMETRIC STUDY
 CHARLOTTE, NC

Luminaire Schedule

Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Lum. Watts	Lum. Lumens	LLF
	20	P2	TWIN	HUBBELL OUTDOOR	RAR-1-160L-135-4K7-2-ASQ-UNV-XXX-BC	133.3	10217	0.950
	8	P3	SINGLE	HUBBELL OUTDOOR	RAR-1-160L-135-4K7-3-ASQ-UNV-XXX-BC	133.3	12243	0.950
	1	P5	SINGLE	HUBBELL OUTDOOR	RAR3-720L-375-3K7-5QW-ASQ-UNV-XXX	372.6	55488	0.950
	5	P5-4	4 @ 90 DEGREES	HUBBELL OUTDOOR	RAR3-720L-375-3K7-5QW-ASQ-UNV-XXX	372.6	55488	0.950
	3	P2-2B	BACK-BACK	HUBBELL OUTDOOR	RAR-1-160L-135-4K7-2-ASQ-UNV-XXX-BC	133.3	10217	0.950

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	4.99	30.0	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.36	7.2	0.0	N.A.	N.A.
FRONT ROW PARKING	Illuminance	Fc	16.05	30.0	4.9	3.28	6.12
INTERIOR ROW PARKING SOUTH	Illuminance	Fc	14.10	29.2	6.2	2.27	4.71
INTERIOR ROW PARKING WEST	Illuminance	Fc	13.75	28.1	3.9	3.53	7.21
INVENTORY LOT	Illuminance	Fc	5.16	11.2	0.3	17.20	37.33

NOTES:

- 1) ALL CALCULATIONS TAKEN AT GROUND LEVEL.
- 2) MOUNTING HEIGHTS MARKED ON PLAN ARE FROM GROUND TO TOP OF FIXTURE.
- 3) PHOTOMETRIC TARGETS ARE BASED ON RECOMMENDED PRACTICE FOR AUTOMOTIVE DEALERSHIPS.
SEE ACCOMPANYING DOCUMENT. SUBJECT TO CHANGE BASED ON FINAL APPROVAL FROM LOCAL AHJ.

DISCLAIMER:

Photometric calculations are performed in accordance with IESNA standards. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques, and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured and calculated values.



#	Date	Comments
01	mm/dd/yy	Note #1
02	mm/dd/yy	Note #2
03	mm/dd/yy	Note #3
04	mm/dd/yy	Note #4
05	mm/dd/yy	Note #5

Revisions

Drawn By: MCS
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 CHARLOTTE, NC