



## **City Council Follow-Up Report From the October 21, 2019 Zoning Meeting**

**2019-071 FH 1524 Sunset Road, LLC – located on the south side of Sunset Road, east of Oakdale Road. (Outside City Limits)**

**What is the schedule for improvements to the roundabouts?**

Staff Response: The project is in design at the moment and NCDOT will re-evaluate the full project schedule at beginning of next year.

**2019-078 Charter Properties – located on the north side of Johnston Oehler Road, east of Prosperity Ridge Road, south of Interstate 485. (Council District 4- Phipps)**

**Provide additional information/plans about the queueing of vehicles at the Corian school for drop-off and pick-up of students.**

Staff Response: The developer has been in conversations with the school. Ultimately, it appears they will need to use police to regulate the traffic during the times school is in session.

**2019-090 Culp Road Materials, LLC – located on the south side of Old Dowd Road, west of Interstate 485. (Outside of City Limits)**

**Does the manufactured home area to the south consist of homes occupied residents vs. vacant homes or lots?**

Staff Response: The residential area on Sharyn Drive, south of rezoning petition 2019-090, consists of occupied homes and some vacant lots.

**What does the critical area of a watershed mean? How will the fuel be stored on-site for a truck terminal?**

Staff Response: The definition for the critical area is as follows: “The area adjacent to a water supply intake or reservoir where risk associated with pollution is greater than from the remaining portions of the watershed.” The Zoning Ordinance provides the most stringent development standards for the critical area in the Lower Lake Wylie Watershed Overlay.

If the site is developed for truck terminal use, Petitioner commits that fuel will be stored above ground. (Please see revised Development Notes on plan). Petroleum will be stored in

accordance with ordinance requirements, including the requirements established by the National Board of Fire Underwriters and the latest edition of the “Flammable and Combustible Liquids Code, NEPA 30” of the National Fire Prevention Association.

Counsel for Petitioner incorrectly stated during the Public Hearing that no petroleum would be stored on the site. This statement was incorrect and counsel apologizes to the Mayor, City Council and Zoning Commission for this misstatement.